



**29 Cleaves Drive,
LITTLE WALSINGHAM.
NR22 6EQ.**

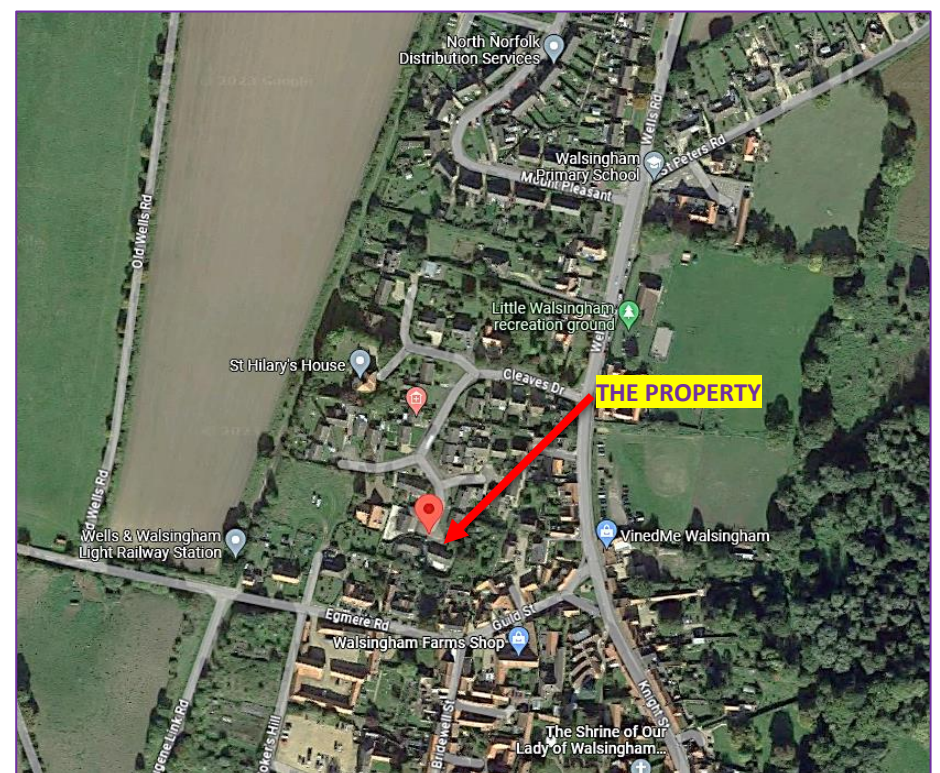
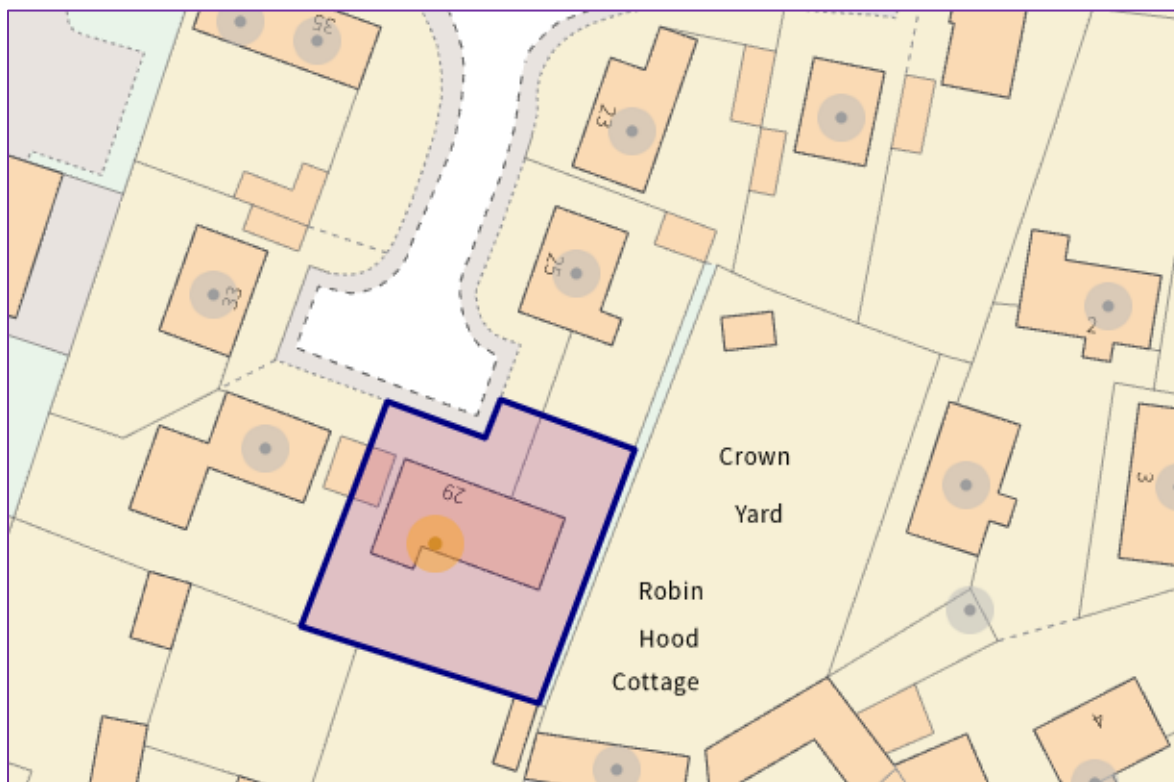
**Offers sought in the region of
£415,000**
Freehold.

Very Well Presented, deceptively spacious detached modern Bungalow with oil centrally heated and double glazed accommodation, including 2 reception rooms, 3 bedrooms, off street car parking, garage, and very private and secluded front and rear gardens.

The property has been extended and refurbished in recent years with works including; extensions to the sitting room and master bedroom, a newly fitted kitchen, and bathroom, and a large paved patio to the rear garden.

Set in a quiet cul-de-sac location, within easy walking distance of the village centre, shops, shrines and light railway.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Location: Little Walsingham is a famed ecclesiastical village in the heart of North Norfolk, and has been a pilgrimage centre since 1061, and there are ruins of an impressive Abbey, shrines and Churches of note. There is a good range of facilities in the village, including shops, public houses, "The Shirehall Museum", a public car park, a primary school and a narrow gauge railway to the seaside resort of Wells-next-the-Sea – which was voted as having the "Best Beach in Britain 2016" by readers of the Sunday Times. Further excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, which is 5 miles to the South.

Directions: From the centre of the village take Bridewell Street and at the "T" junction turn right. Turn left at the next junction into Wells Road, turn left onto Cleaves Drive, follow the road around and take the next left. The property is situated at the end of the cul-de-sac as marked by a For Sale board.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.
Council Tax Band: "C".

Services: Mains water, electricity and drainage are connected to the property.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

www.baileybirdandwarren.co.uk

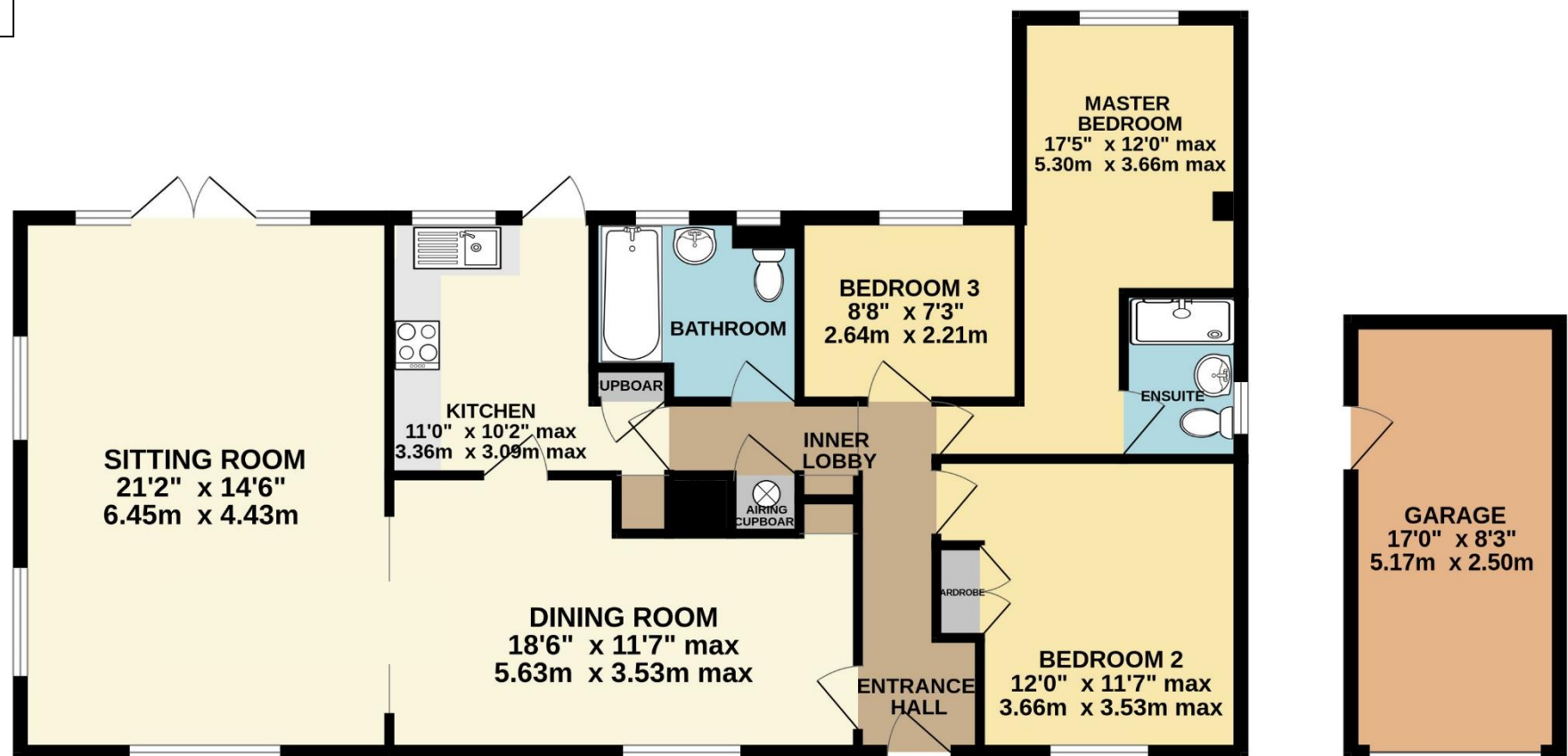
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They do not constitute part of an offer or contract.

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EPC: D



Recessed Entrance Porch: with visitor's light. Double glazed door to;

Entrance Hall: Telephone point, ceiling recessed spot lights. Glazed door to;

Dining Room: 18'5" x 11'7" (5.6m x 3.5m) max. Arched feature recess with concealed lighting. Vertical blinds. Glazed door to Kitchen. Wide square arch to;

Sitting Room: 21'2" x 14'6" (6.4m x 4.4m). A triple aspect room with twin double glazed doors with side panels leading to rear garden. Vertical blinds.

Kitchen: 11'0" x 10'2" (3.3m x 3.0m) max. Stainless steel sink unit with pedestal mixer tap set in fitted worksurface with drawers and cupboards under. Built in "Cooke & Lewis" 4 ring electric hob with extractor hood over. Built in "Cooke & Lewis" oven and microwave with cupboard over and under. Matching range of wall mounted cupboards. Fitted shelf with cupboards under. Recess with appliance space. Built in broom cupboard with fitted shelf. Ceiling recessed spot lights. Roller blinds. Tiled floor. Double glazed door to rear garden. Glazed door to;

Inner Hall: Built in airing cupboard with factory lagged hot water cylinder with fitted immersion heater and slatted shelves. Recess with coat hooks. Hatch to roof space Telephone point.

Lobby to Master Bedroom: 17'5" x 12'0" (5.3m x 3.6m). TV point.

Ensuite Shower Room: Fully tiled shower cubicle, with sliding glass screen door and "Tritan" fitting. Pedestal handbasin with pedestal mixer tap, and tiled splash back. Low level WC. Electrically heated towel rail. Extractor fan, roller blind, shaver point.

Bedroom 2: 12'0" x 11'7" max (3.6m x 3.5m). Built in double wardrobe cupboard with shelf and rail. Vertical blinds.

Bedroom 3: 8'8" x 7'3" (2.6m x 2.2m).

Half tiled Bathroom: White suite of panelled bath with pedestal mixer tap, "Tritan" shower, and glass screen over. Handbasin with pedestal mixer tap, cupboard under. Low level WC. Heated towel rail, roller blind, tiled floor, ceiling recessed spot lights.

Outside: Twin concrete runways offering off street parking lead to a semi-detached brick and built up felt flat roofed **Garage 17'0" x 8'3" (5.1m x 2.5m)** with up and over door. "Grant" oil fired central heating boiler, appliance space, plumbing for washing machine, concrete floor, electric light, power points and personal door. To the rear of the garage is a **timber and flint roofed Garden Store 6'0" x 4'0" (1.8m x 1.2m)** and an oil storage tank. Lawned front garden with flower and shrub borders. Pedestrian gate to further very private and secluded front garden, laid mainly to lawn with 2 fruit trees. The lawned garden extends to the side of the bungalow and then to a very private rear garden offering a high standard of seclusion and enclosed by a tall brick and flint wall and timber panel fencing. The garden is laid mainly to neat lawn with flower and shrub borders and a wide paved patio area.

