



**Meadowcroft,  
Swaffham Road,  
TOFTREES.  
NR21 7EA**

**£375,000**

Freehold

Traditional, brick, flint & tiled, semi-detached Period Character Cottage, with deceptively spacious centrally heated and hardwood double glazed accommodation, including on the Ground Floor a 26'6" Sitting/Dining room with feature fireplace and wood burning stove, Fitted Kitchen, Utility/Shower room, South-facing Conservatory, and Study/Bedroom 4. On the First Floor is a Master Bedroom, 2 further Bedrooms and a Bathroom.

The property stands in mainly lawned Gardens of about 1/3<sup>rd</sup> acre (stms), which back directly onto open farm and woodland. There is ample off-street parking, and a Double Garage.



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

**Directions:** From Fakenham take the A1065 Swaffham road, and proceed for 2 miles. The property is on the left.

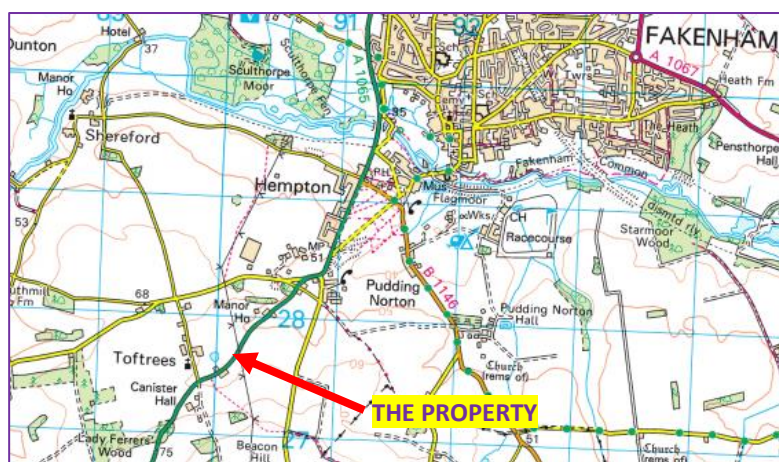
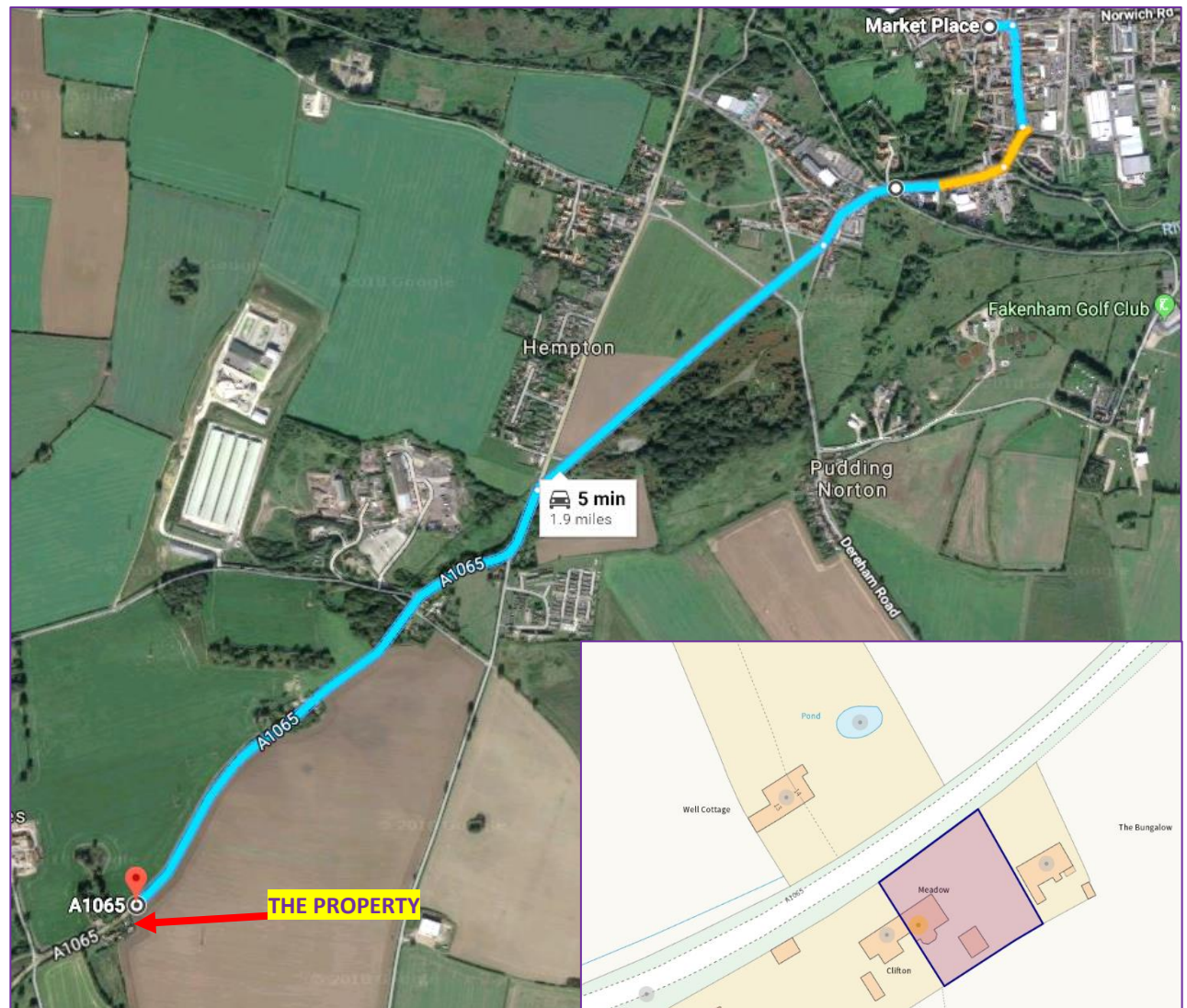
**Location:** Toftrees is a small, hamlet about 2 miles South-west of Fakenham Market in the heart of North Norfolk. The picturesque coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 12 miles distant, Kings Lynn is 22 miles distant and the fine city of Norwich, 25 miles. The town has a wide range of shopping, educational and sporting facilities, including a national hunt race course and was once voted by the readers of "Country Life" magazine as the 7<sup>th</sup> best town in Britain in which to live.

**Services:** Mains water and electricity are connected to the property

**District Authority:** North Norfolk District Council, Cromer

Tel: 01263 513811 Tax Band: "C"

EPC: "E"



**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**

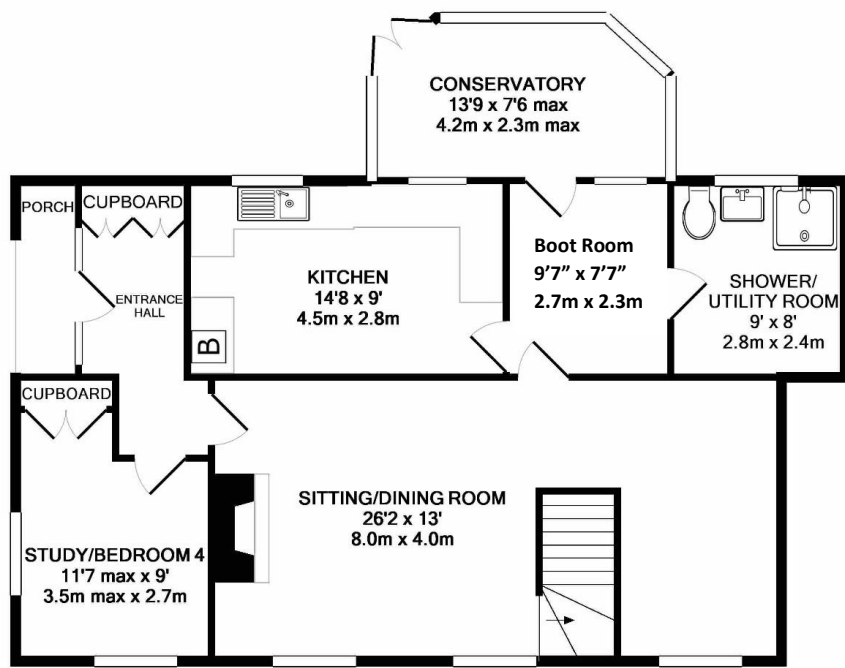
**www.baileybirdandwarren.co.uk**

**IMPORTANT NOTICE:**

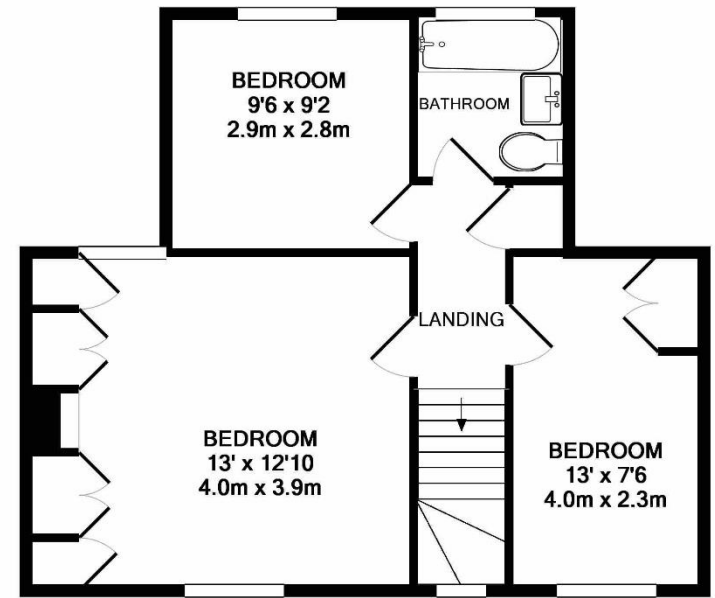
Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR



1ST FLOOR



**Ground Floor:**

**Side Entrance Porch:** With brick floor and electric light.

**Entrance Hall:** Built-in coats cupboard. Hatch to roof space. Laminate floor.

**Sitting/Dining room: 26'2" x 13'0", (8.0m x 4.0m).** Feature brick fireplace with cast iron wood burning stove, quarry tiled hearth and adjoining fitted shelving. Attractive beamed ceiling. Exposed brick & flint wall. 2 wall lights and centre light. Laminate and pine floor. TV point. ½ stained glass door to Boot room.

**Boot Room 9'0" x 7'7", (2.7m x 2.3m).** Built in tall cupboard. Fitted coat rail. Tiled floor. Half glazed door to Conservatory. Doors to Shower/Utility and;

**Kitchen: 14'8" x 9'0", (4.5m x 2.8m).** Stainless steel sink unit with mixer tap, set in fitted worktop with drawers, cupboards, appliance space and plumbing for dishwasher under. Matching tall cupboard and range of wall mounted cupboard units. Further fitted worktop with tiled splashback and "Merlin" oil fired central heating boiler under. Cooker space with **recirculating hood** over. Part timber panelled walls. Tiled floor. Ceiling recessed spotlights.

**Shower/Utility room: 9'0" x 8'0", (2.8m x 2.4m).** Shower cubicle with "Triton" fitting with sliding glass screen door. Pedestal hand basin with tiled surround. Low level WC. Heated towel rail. Fitted work top with appliance space and plumbing for washing machine under. Range of fitted cupboards and wall units. "Dimplex" wall fitted electric room heater. Extractor fan. Venetian blinds. Hatch to roof space. Tiled floor.

**Conservatory: 13'9" x 7'6", (4.2m x 2.3m) max.** Polycarbonate roof with ceiling fan. Tiled floor. 2 wall lights. Twin double glazed doors to South facing rear garden.

**Study/Bedroom 4: 11'7" x 9'0", (3.5m x 2.7m).** Double aspect. Telephone point.

**First floor:**

**Landing:** Built in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Feature leaded & stained-glass window over staircase. Wall light and centre light.

**Master Bedroom: 13'0" x 12'10", (4.0m x 3.9m).** Built in range of 2 double and 2 single wardrobe cupboards. Double and 2 single wall lights. Double aspect.

**Bedroom 2: 13'0" x 7'6", (4.0m x 2.3m).** Built in double wardrobe cupboard. 2 wall lights. Ceiling beam. Hatch to roof space.

**Bedroom 3: 9'6" x 9'2", (2.9m x 2.8m).** Fitted shelves. Wall light and centre light. Window with Venetian blinds offering lovely rural views over open farm and woodland.

**Bathroom:** White suite of tub bath with decorative tiled surround, mixer tap and shower fitting over. Pedestal hand basin with taps and matching tiled surround. Low level WC. Heated towel rail. "Dimplex" wall mounted electric convector heater. Extractor fan. 2 wall lights and centre light. Venetian blind. Tiled floor.

**Outside:** A gated gravelled drive leads to **ample car parking space** and a timber built **Double Garage 21'8" x 18'0", (6.6m x 5.4m)** with 2 double entrance doors, electrical connection and personal door to rear.

To the front of the property is a mainly lawned garden with shrubs borders and small pond. To the side, (on the opposite side of the driveway) is a further area of mainly lawned garden with trees, shrubs, several soft fruit trees and an aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m).** Outside lights. Outside tap.

Immediately to the rear is a quarry tiled patio area, and a South-facing lawned garden with shrub bed, and a gravelled path leading to a small **Potting Shed 6'0" x 4'0", (1.8m x 1.2m).**

**The gardens extend, in all, to just under 1/3<sup>rd</sup> of an acre (stms), back directly onto farm and woodland, and offer lovely views over open countryside.**

