



## Gwyn Crescent, FAKENHAM. NR21 8NE.

**Offers sought in the region of  
£325,000**  
Freehold

Deceptively spacious, detached, L shaped modern Bungalow with gas centrally heated and double glazed 3 bedroomed accommodation.

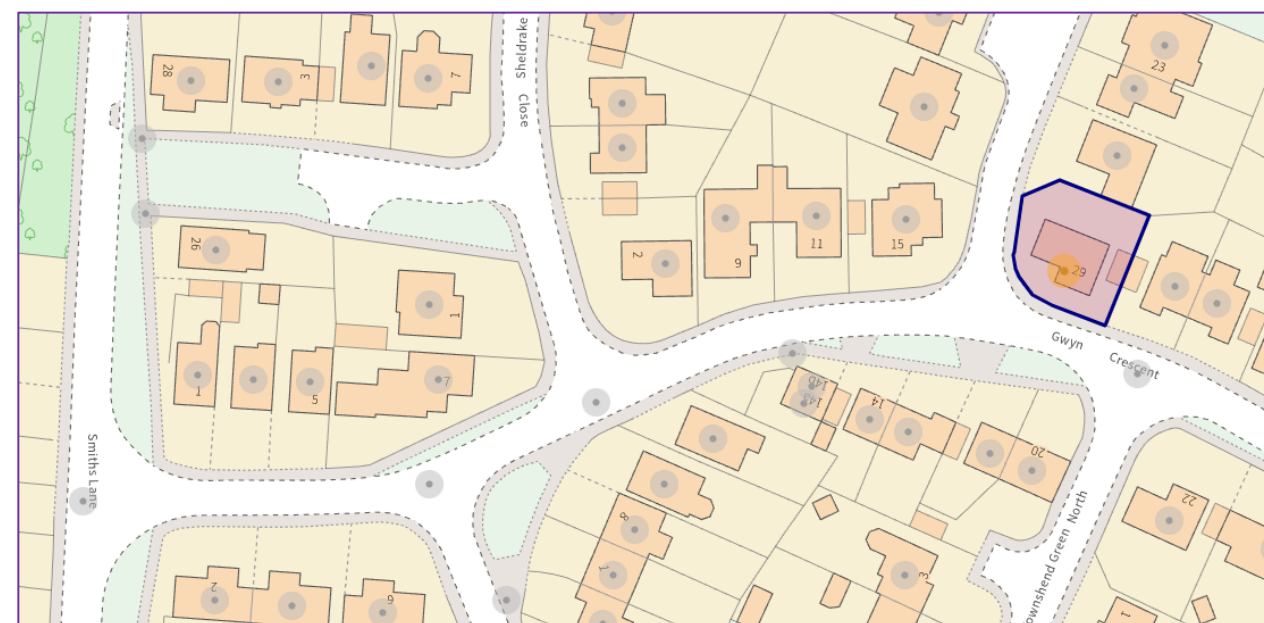
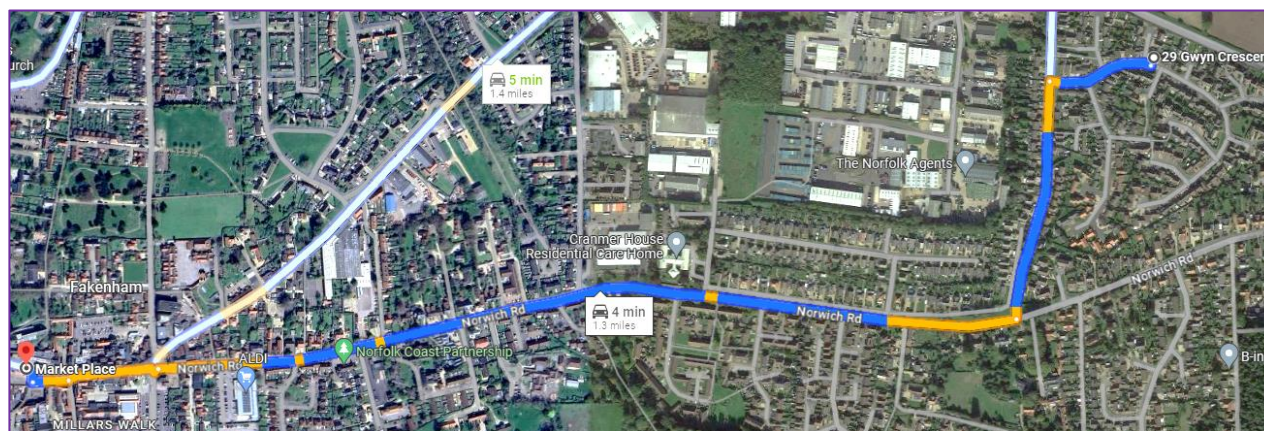
There is a garage, ample parking space, and a private, walled garden to the rear.

The property stands in a generous corner-plot position, within a sought-after cul-de-sac development, about 1¼ miles from the Town Centre, and ½ mile from Supermarkets, Doctor's Surgery and Pharmacy.

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

**Directions:** From the Town Centre take Norwich Road, and at 1 mile turn left into Smiths Lane. Turn right into Gwyn Crescent, and the property is on the left, almost opposite the turning to Townsend Green North, as marked by a for sale board.

**Location:** Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 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 racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



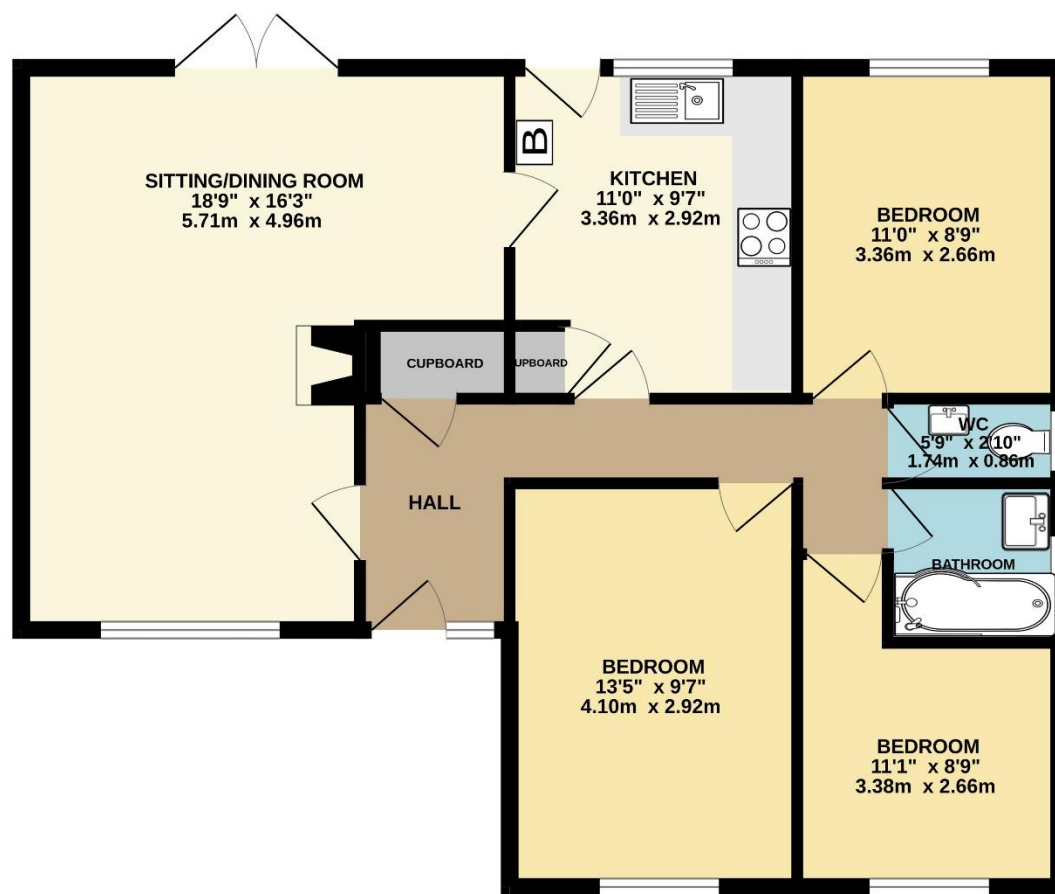
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double glazed door to;

**Enclosed Hall:**

Built-in coats cupboard. Hatch to roof space. Telephone point.

**'L' shaped Sitting/Dining room: 18'9" x 16'3", (5.7m x 5.0m) max.**

A double aspect room with; fireplace with wood burner. 2 TV points. Vertical window blind. Twin double glazed doors with fitted vertical blinds, to rear garden. Door to;

**Kitchen: 11'0" x 9'7", (3.4m x 2.9m).**

Sink unit with mixer tap set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with double oven under and stainless steel extractor hood over. "Worcester" wall mounted gas fired Combi central heating boiler. Range of matching wall cupboard units. Built-in shelved cupboard. Half double glazed door to rear garden.

**Bedroom 1: 13'5" x 9'7", (4.1m x 2.9m).**

**Bedroom 2: 11'0" x 8'9", (3.4m x 2.7m).**

TV point.

**Bedroom 3: 11'1" x 8'9", (3.4m x 2.7m).**

**Bathroom:**

Panelled bath with tiled surround, glass screen, and "Triton" shower over. Pedestal hand basin with mixer tap and tiled surround. Extractor fan. Tiled floor.

**Separate WC:**

with low level WC. Hand basin with tiled splashback and mirror over.

**Outside:**

Twin concrete runways offering **off street parking** lead to a semi-detached **Garage, 17'0" x 8'10", (5.2m x 2.7m)**, with up & over door, concrete floor, strip light, power points, fitted shelf and personal door.

The property stands in a corner plot location with gravelled areas to the front and side – which offer further **ample car parking space**.

To the rear of the property is a very well enclosed, walled garden with lawn, paved patio area, and an aluminium **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**.

**Services:**

All mains services are connected to the property.

**District Authority:**

North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Tax Band: C.**

**EPC: C.**

