



1 Bramble Court, The Paddocks, FAKENHAM. NR21 8PJ.

Offers sought in the region of
£315,000
Freehold

Attractive, detached, modern Bungalow with gas centrally heated and double glazed accommodation comprising 2 reception rooms, conservatory, kitchen, master bedroom with en-suite shower room and family bathroom.

Outside there is a garage and well enclosed garden.

The property stands in an elevated, South-facing position within a sought after cul-de-sac development, within 1 mile of the Town Centre, and easy walking distance of the picturesque Wensum and riverside walks.

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

Directions: From the Town Centre take Norwich Road, and at ¾ mile turn right into Valley Way, (The Paddocks development). Take the third turning on the right into Plantation Road, and turn left into Bramble Court. The property is on the left, 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.

EPC: TBA

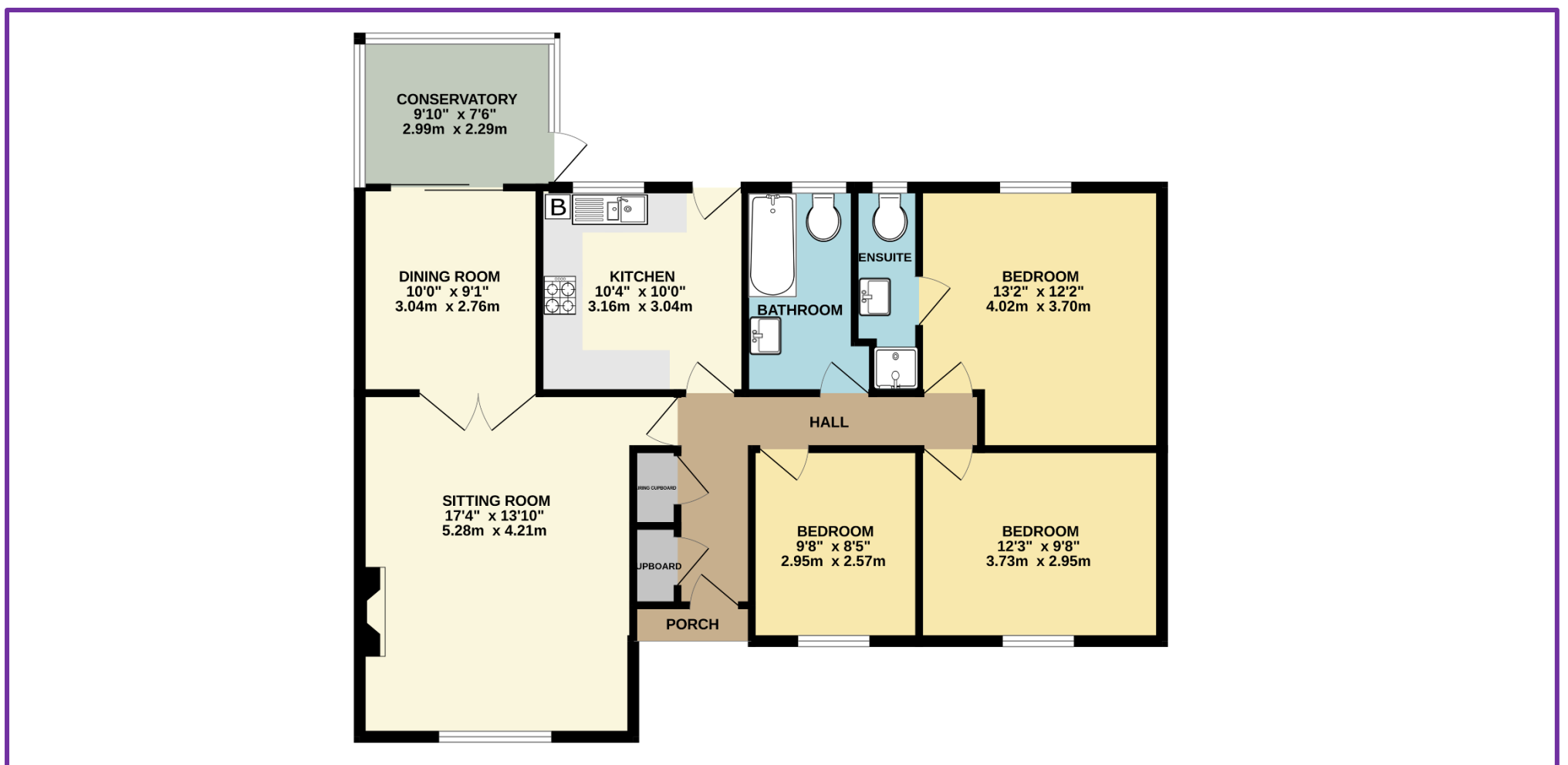


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Entrance Porch: half double glazed door to;

Entrance Hall: Built-in storage cupboard. Adjoining coats cupboard with fitted shelf. Hatch to roof space. Telephone point.

Sitting room: 17'4" x 13'10", (5.3m x 4.2m) + door recess. A double aspect room. Living flame gas fire with marble surround, matching hearth and timber mantle shelf over. TV point. Twin glazed doors to;

Dining room: 10'0" x 9'1", (3.0m x 2.8m). Twin double glazed sliding doors to;

Conservatory: 9'10" x 7'6", (3.0m x 2.3m). Double glazed roof. Double glazed door to rear garden.

Kitchen: 10'4" x 10'0", (3.2m x 3.0m). 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance spaces and plumbing for washing machine under. Built-in "Whirlpool" 4 ring gas hob unit with "Belling" electric oven under, and extractor hood over. Range of wall mounted cupboard units. "Worcester" wall mounted, gas fired central heating boiler – installed in 2023. Strip light. Half double glazed door to outside.

Master Bedroom: 13'2" x 12'2", (4.0m x 3.7m) max. Door to;

En-Suite Shower room: Fully tiled shower cubicle with sliding screen doors. Pedestal handbasin with tiled splashback. Low level WC. Extractor fan. Shaver point.

Bedroom 2: 12'3" x 9'8", (3.7m x 3.0m).

Bedroom 3: 9'8" x 8'5", (3.0m x 2.8m).

Bathroom: Walk-in bath with mixer tap and tiled surround. Low level WC. Pedestal hand basin with shaver point over. Extractor fan. Dado rail.

Outside: A concrete drive offering **off street parking** to the side of the property leads to a semi-detached, brick and tiled **Garage, 17'3" x 8'8", (5.3m x 2.6m)**, with up & over door, concrete floor, electric light, power points and half glazed personal door.

To the front of the property is a small, South-facing, inclined lawned area with flower border, and to the rear is a well enclosed, mainly lawned garden with attractive shrubs.

Services: All mains services are connected to the property.

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

Tax Band: "D".

