

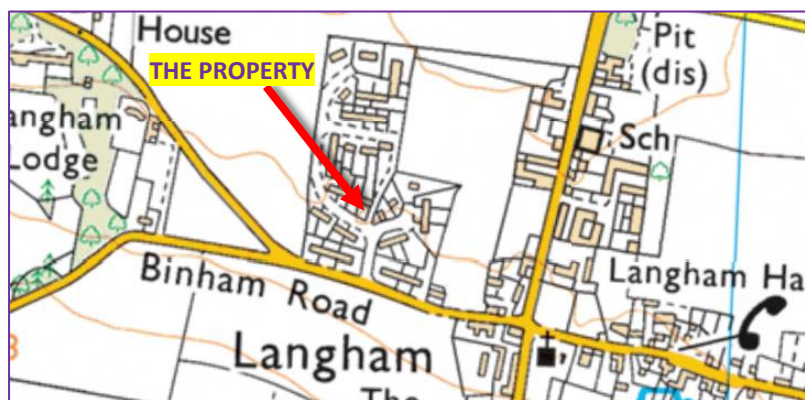


2 St Mary's Lane, LANGHAM. NR25 7AF.

Offers sought in the region of
£750,000
Freehold

South-facing, brick and flint faced, Executive style, detached modern house with spacious accommodation benefitting from oil fired central heating & double glazing. The accommodation includes Conservatory/ enclosed Entrance Porch, 3 Reception rooms, well fitted Kitchen/Breakfast room including Larder. Galleried Landing, Master Bedroom with Ensuite Shower room, 3 further Double Bedrooms and a Family Shower Room. Outside there is ample parking and a 20ft garage. There are gardens to the front of the property, and to the rear is a large, mainly lawned gardens with well stocked flower and shrub borders, orchard and ornamental pond. The property is situated a sought after cul-de-sac development within easy walking distance of the village centre and open farmland.

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



Directions: From the Church, in the village centre, take Binham Road, and at 250 yards turn right into St Mary's Lane. Follow the road into the development, and the property is on the right, immediately after the turning to Marryats Loke, as marked by a for sale board.

Location: Langham is a very popular rural village in the heart of North Norfolk with a primary school, Public House, a well known boutique hotel, a village hall and a historic church. The sailing villages of Morston and Blakeney are 1 & 2 miles distant respectively. The Georgian town of Holt is about 5 miles to the South-East, and offers excellent shopping facilities, and is home to the Gresham Private School. The cathedral city of Norwich is around 25 miles distant and has an international airport and a rail to London Liverpool Street.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: warren.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: Half double glazed entrance door to;
Conservatory: 11'4" x 7'10", (3.5m x 2.4m), with tiled floor, feature painted exposed brick & flint wall. Vertical blinds. Double glazed door with adjoining double glazed window to;
Entrance Vestibule: Laminate floor. Telephone point. Open tread stairs case with glazed balustrade to first floor.
Sitting Room: 18'7" x 12'10", (5.7m x 3.9m). A double aspect room with stone effect feature fireplace with mantle shelf and black marble hearth. Fitted bookshelves. Laminate floor. TV point. Double glazed sliding patio doors to garden.
Study: 9'4" x 5'4", (2.8m x 1.6m) max. Built in coats cupboard. Fitted shelves, telephone point.
Dining Room: 13'9" x 12'10", (4.2m x 3.9m). Laminate floor.
Kitchen: 16'3" x 13'9", (4.9m x 4.2m) max. A double aspect room with 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with cupboards, drawers, "Bosch" dishwasher and "Hotpoint" washing machine under. Further fitted work surface with drawers, cupboard and spice drawers under. Matching range of wall mounted cupboards "Stove" electric cooking Range with 6 induction hobs and plate warmer, double oven & pan drawers under. Stainless steel splashback and "Rangemaster" stainless steel extractor hood over. "Grant" oil fired central heating boiler. Island work top/ breakfast bar with drawers under. Spot lights. Roller blinds. Tiled floor. Half double glazed door to outside. Door to shelved and ventilated Larder, with tiled floor, electric light and power points.
Rear Lobby: with half tiled walls and tiled floor. Ceiling recessed spot light. Half double glazed door to outside.
Half tiled Cloakroom: Low level WC. Pedestal hand basin with mixer tap. Roller blind.

First Floor:
Gallery Landing: with glazed balustrade. Double and single cupboards with shelving and hanging rail. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelves. Hatch to roof space.

Master Bedroom: 12'10" x 12'10", (3.9m x 3.9m). Door to;
Mainly tiled Ensuite shower room: with walk-in shower cubicle with "Mira" fitting, and glass screen. Hand basin with mixer tap set in vanity shelf, with cupboards and drawers under. Vanity mirror and shaver point over. Low level WC. Heated towel rail. Ceiling recessed spotlights. Roller blind.
Bedroom 2: 16'9" x 13'9", (5.1m x 4.2m). A double aspect room. TV point.
Bedroom 3: 13'9" x 9'0", (4.2m x 2.7m). Access to eaves storage with electric light.
Bedroom 4: 10'6" x 9'0", (3.2m x 2.7m). TV point.
Fully Tiled Family Shower Room: Glazed glass shower cubicle with sliding screen door, and "Mira" fitting. Hand basin with pedestal mixer tap, set in fitted vanity shelf with drawers and cupboard under. Mirror with touch sensitive light over. Low level WC. Tiled floor.

Outside: To the front of the property a wide gravelled area offering ample off street parking leads to an attached brick and flint, **Garage, 27'3" x 10'8", (8.3m x 3.3m)**, with electric roller entrance door, concrete floor, power points and strip light. Built in cupboard. Oil storage tank. Half double glazed personal door to rear garden. There is a South-facing lawned area to the front, with well stocked flower and shrub borders. Immediately to the rear is a full width paved patio area and an extensive, well enclosed, lawned garden with well stocked flower and shrub borders. Steps lead up to a further paved patio area overlooking a well established ornamental pond. Beyond, is a further, good sized grassed orchard area with apple, cherry, plum and pear trees. Timber and felt roof shed 8'0" x 6'0" (2.4m x 1.8m). **The gardens extend, in all, to about ¼ acre (stms).**

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

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

Tax Band: F.

EPC: TBC.

