



Smiths Lane, FAKENHAM. NR21 8LQ.

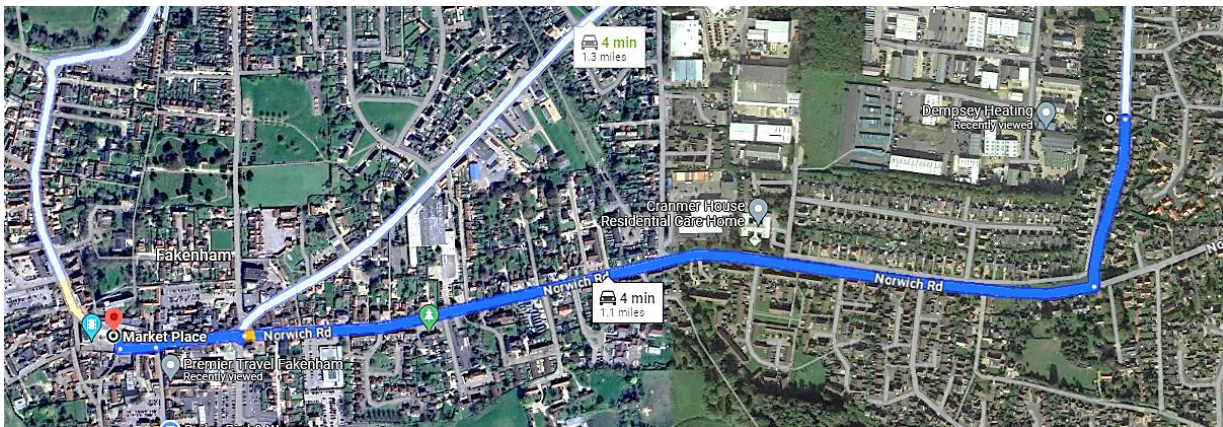
Offers sought in the region of
£290,000
Freehold

Deceptively spacious, semi-detached modern House with gas fired central heating, double glazing and very well presented accommodation including; a 20ft Sitting room, Fitted Kitchen, Conservatory, 3 Bedrooms and Bathroom.

The property has the benefit of ample car parking space, garage and a long, attractive garden with workshop and garden store.

Conveniently located in a non-estate position within walking distance of 2 supermarkets, the Doctor's Surgery and about 1 mile from the Town Centre.

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. 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.

Services:

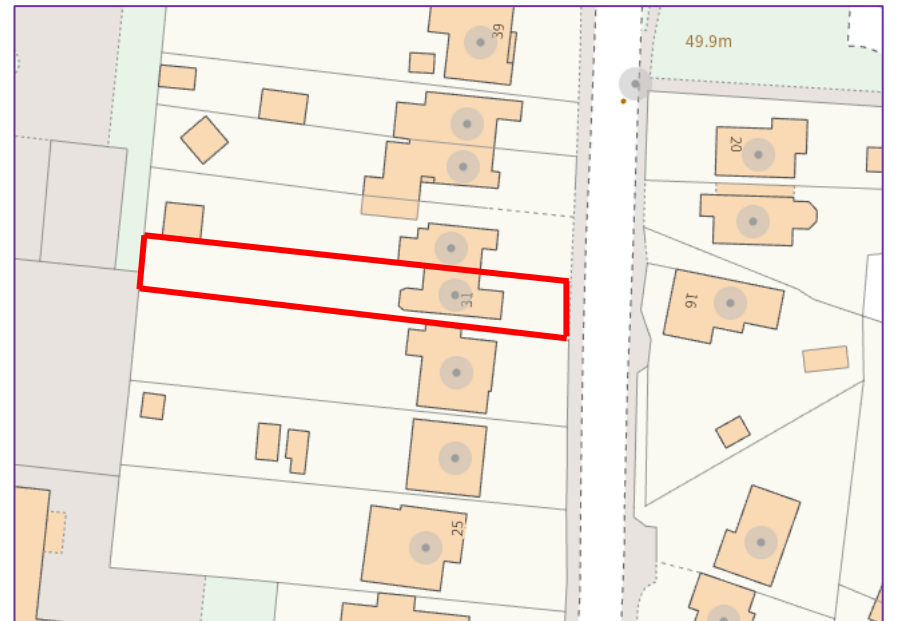
All mains services are connected to the property.

District Authority:

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

Tax Band: "B"

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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Ground Floor: Double glazed door to;

Entrance Hall:

Understairs cupboard. "Amtico" vinyl floor covering. Ceiling recessed spotlights.

Half tiled Cloakroom:

Low level WC. Hand basin. "Creda" wall mounted electric convector heater. "Amtico" vinyl floor covering. Ceiling recessed spotlight. Fitted shelves.

Kitchen: 9'8" x 8'2", (2.9m x 2.5m).

1½ bowl stainless steel sink unit with pedestal mixer tap set in fitted work surface with tiled splashback, and drawers, cupboards and built-in dishwasher under. Further fitted worktop with tiled splashback, and drawers and cupboards under. "Belling" gas fired Cooking Range with 7 burners and 2 ovens, and stainless steel extractor hood over. Matching range of wall mounted cupboard units with concealing lighting under. "Amtico" vinyl floor covering. Spotlights. Vertical blinds.

Sitting room: 19'6" x 11'9", (5.9m x 3.6m) max.

TV point. "Amtico" vinyl floor covering. Mainly glazed door to entrance hall. Twin double glazed doors with adjoining double glazed side panels and fitted vertical blinds to rear garden. Further double glazed door to;

Conservatory: 9'0" x 8'8", (2.7m x 2.6m).

with polycarbonate roof and "Amtico" vinyl floor covering. "Logik" electric heater. Twin double glazed doors to rear garden.

First Floor:

Landing:

Hatch to roof space.

Bedroom 1: 11'8" x 8'2", (3.6m x 2.5m) max.

Full length range of built-in wardrobe cupboards with sliding doors, (2 mirror fronted). Further fitted cupboard with shelf and high level cupboard over. Vertical blinds.

Bedroom 2: 10'3" x 10'1", (3.1m x 3.1m) max.

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Vertical blinds.

Bedroom 3: 10'0" x 9'3", (3.0m x 2.8m) max.

Roller blind.

Half tiled Bathroom:

White suite of panelled with mixer tap. Low level WC. Hand basin with pedestal mixer tap. Shower cubicle with "Aqualisa" fitting and folding glass screen door. Heated towel rail. Extractor fan. Ceiling recessed spotlights.

Outside:

To the front of the property is **ample gravelled car parking space** (with space for 3 or 4 cars), and a drive leading to an integral **Garage, 16'1" x 8'6", (4.9m x 2.6m)**, with up & over door, concrete floor, strip lights, power points, fitted shelves, "Worcester" wall mounted gas fired central heating boiler, and personal door to entrance hall.

Immediately to the rear is a paved terrace with outside power points.

Beyond is a long, mainly lawned garden with attractive shrub borders, a garden swing, and sunken paved patio area with further electric points.

A gate leads into an enclosed area with raised flower bed, and further gate to timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, and a timber and felt roofed **Workshop 9'0" x 7'0", (2.7m x 2.1m)**, with electrical connection.

