



15 Whitelands, FAKENHAM. NR21 8EW.

**Offers sought in excess of
£290,000**
Freehold

Spacious, detached Bungalow with gas centrally heated and double glazed 3 bedrooomed accommodation, well enclosed garden, garage, Summer House and ample car parking space.

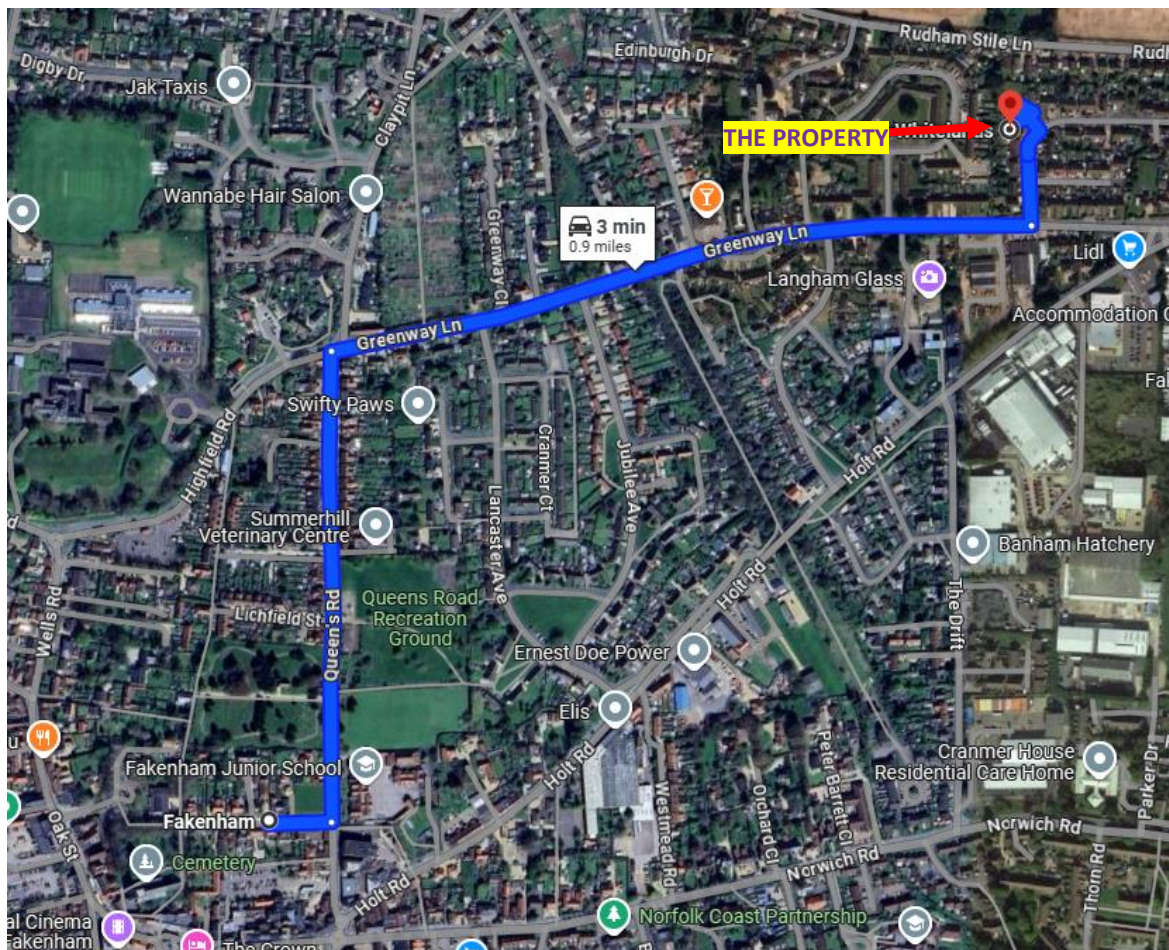
The property is located within a popular cul-de-sac development, about 1 mile from the Town Centre, and within walking distance of 2 Supermarkets and the Doctor's Surgery.

The accommodation comprises:
Entrance Hall, Sitting room, Kitchen, 3 Bedrooms and a Wet room.

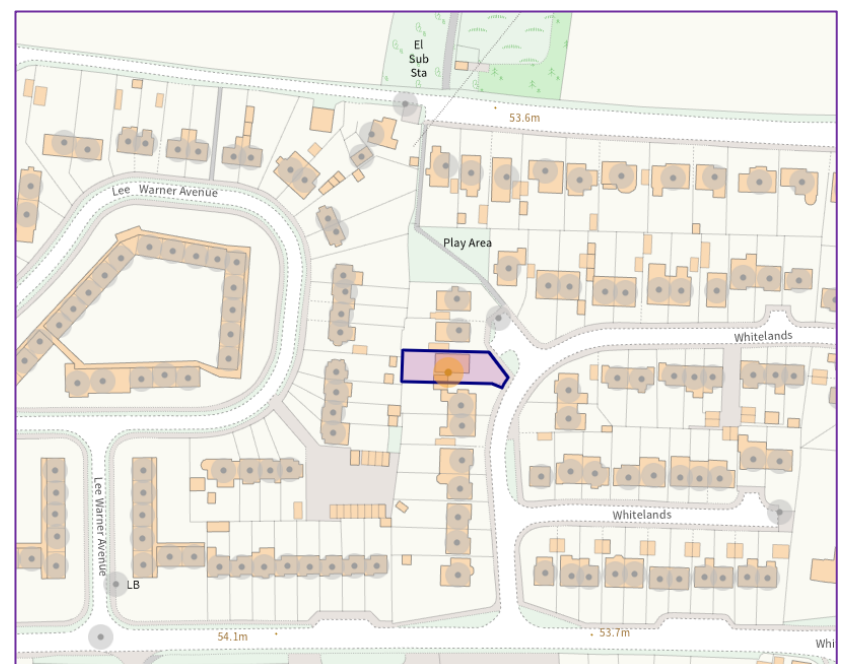
Outside: Long concrete and paved drive providing ample off street parking, Garage and Summer House. Open planned lawned garden to the front.

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

Directions: From the Town Centre, take Queens Road, and at the traffic lights turn right into Greenway Lane, Continue past the "Langham Glass" premises, and turn left into Whitelands. 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.



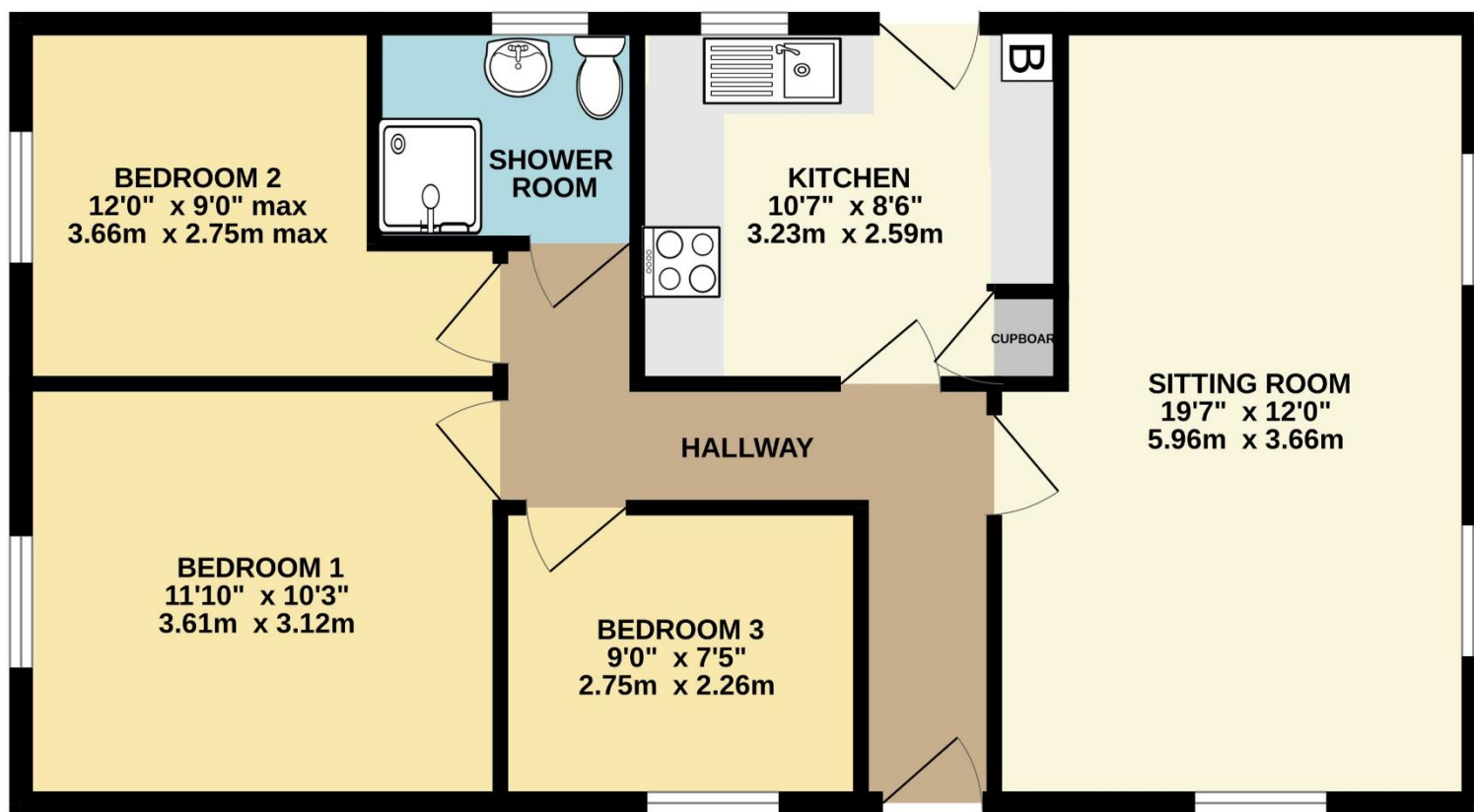
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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They do not constitute part of an offer or contract.

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Half double glazed door to;

Entrance Hall:

Wood block floor, hatch to roof space.

Sitting room: 19'7" x 12'0", (6.0m x 3.7m).

Laminate floor, telephone point, TV point, dimmer switch, double aspect room.

Fully tiled Kitchen: 11'10" x 10'3", (3.6m x 3.1m).

Stainless steel sink unit with pedestal mixer tap set in fitted work top with tiled splash back, drawers, cupboards and "Bosch" washing machine under. Built in "Bosch" 4 ring electric hob, oven under and recirculating hood over. Matching range of wall mounted cupboard units, further fitted work top with tiled splashback, cupboard, fridge, and freezer under.

"Glow W

orm" combi gas fired central heating boiler. Airing cupboard with radiator and slatted shelves. Strip light, roller blinds, double glazed door to outside.

Bedroom 1: 11'10" x 10'3", (3.6m x 3.1m).

Laminate floor, TV point, Telephone point.

Bedroom 2: 12'0" x 9'0", (3.7m x 2.7m) max.

Laminate floor.

Bedroom 3: 9'0" x 7'5", (2.8m x 2.3m).

Laminate floor, vertical blinds.

Mainly tiled Wet room:

Shower fitting with glass screen, pedestal hand basin, low level WC, heated towel rail. Wall fitted electric convector heater, extractor fan, roller blind.

Outside:

Open planned front garden with lawn, shrubs and border, long concrete and paved drive offering ample car parking space to semi-detached brick and built up felt flat roofed **Garage 16'3" x 8'3", (4.9m x 2.5m) max**, up and over door, concrete floor, electrical connection and personal door.

Well enclosed rear garden with paved patio and lawned garden with flower, rose and shrub borders. Timber and felt roofed **Summer House 6'0" x 4'0", (1.8m x 1.2 m).**

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "C".

EPC: "D".

