



## 2 Heath Rise, FAKENHAM.

NR21 8HU.

Offers sought in the region of  
**£350,000**

Freehold

Extended, detached, modern Chalet Bungalow, with recently refurbished, deceptively spacious accommodation having gas fired central heating and double glazing throughout.

The property stands in a private, corner plot garden with off street parking, car port and garage.

Located in a sought after position, about ¾ mile from the Town Centre.

The property comprises: Ground Floor: Entrance Hall, Sitting room with open fireplace, Fitted Kitchen/Breakfast room, 'L' shaped Conservatory, Utility room, Bedroom/Dining room & Shower room. First Floor: Landing and 2 Bedrooms and Bathroom. **Outside:** Car Parking Space, Car Port and Garage. Gravelled front garden. Nicely secluded, mainly lawned garden with Summer House and Store.

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

**Directions:** From the Town Centre take Norwich Road, and turn left, immediately after the Cranmer House Care Home, into Parker Drive. The property will be found on the right.

**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: F.

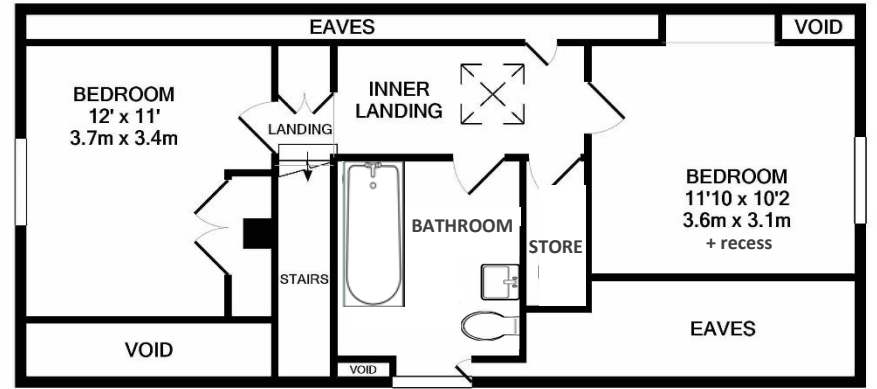
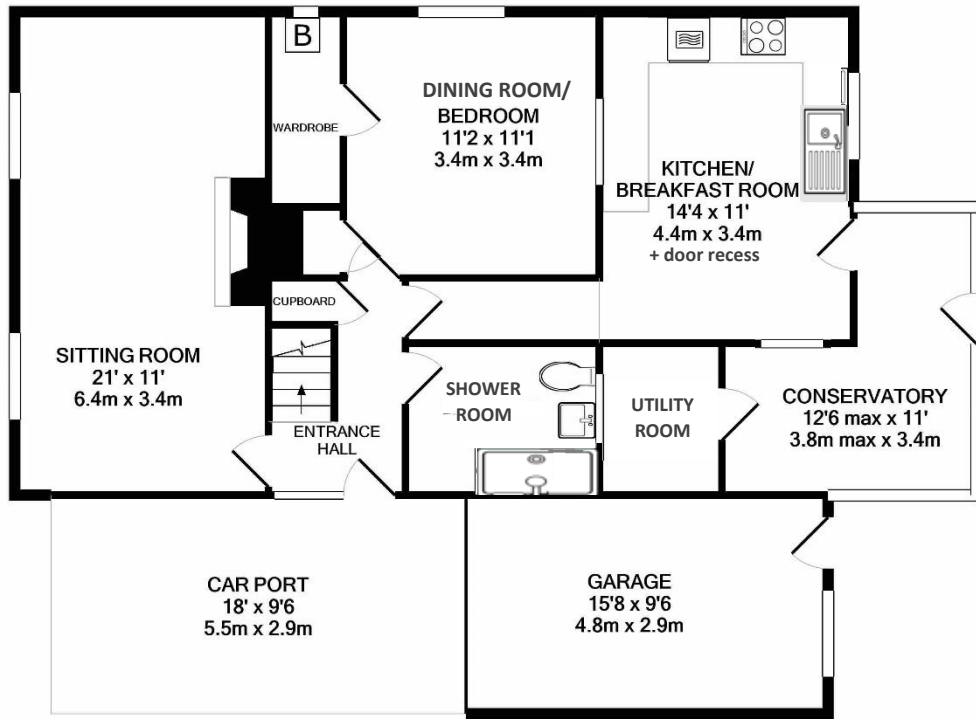


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
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**Ground Floor:**

Double glazed door with adjoining double glazed side panel to;

**Entrance Hall:** Staircase to first floor, with cupboard under. Telephone point. Wall light.

**Sitting room:** 21'0" x 11'0", (6.4m x 3.4m). Open fireplace with feature surround, matching hearth and mantle shelf. 3 wall lights. TV point. Roller blinds.

**Fitted Kitchen/Breakfast room:** 14'4" x 11'0", (4.4m x 3.4m). Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and cupboards, appliance space and plumbing for dishwasher under. Built-in 4 ring electric **hob unit** with glass and stainless steel **cooker hood** over. Built-in "Hotpoint" **electric double oven** with drawers under and cupboard over. Further fitted work surface with tiled splashback, and drawers and cupboards under. Matching range of wall mounted cupboard units. Recessed display cabinet with glass shelves and feature lighting. Wall mounted spot lights and strip lights. Roller blinds. Half glazed door to;

**'L' Shaped Conservatory:** 12'6" x 11'0", (3.8m x 3.4m) max. Polycarbonate roof. Wall fitted spotlights. Half double glazed door to outside. Door to;

**Utility room:** 5'10" x 5'6", (1.8m x 1.7m). Appliance space with plumbing for washing machine. Fitted shelves. Tiled walls.

**Bedroom 1/Dining room:** 11'2" x 11'1", (3.4m x 3.4m). Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater, slatted shelving and automatic light. Adjoining deep wardrobe/linen cupboard with hanging rail, shelves, "Ideal" wall mounted gas fired central heating boiler and electric light.

**Shower room:** Tiled shower cubicle. Hand basin. Low level WC.

**First Floor:**

**Small Landing:** Built-in double cupboard with fitted shelves. Wall light over stairs.

**Bedroom 2:** 12'0" x 11'0", (3.7m x 3.4m). Built-in double wardrobe cupboard with fitted hanging rail and shelves. Access to eaves store. Roller blind.

**Inner Landing:** Velux roof light. Access to eaves storage area.

**Bedroom 3:** 11'10" x 11'2", (3.6m x 3.1m) + recess. Roller blind.

**Bathroom:** White suite of panelled bath with tiled surround. Hand basin with tiled surround, and cupboards under, Low level WC. Shaver point. Roller blind.

**Cloakroom:** Fitted shelves. (Plumbing for hand basin and WC)

**Outside:** To the front of the property is small, gravelled garden. A drive, offering **off street parking** with **further parking space** to the side, leads to a **Car Port 18'0" x 9'6"**, (5.5m x 2.9m), with double, part glazed entrance doors to an attached **Garage, 15'8" x 9'6"**, (4.8m x 2.9m), with strip light and power points. A half glazed personal door leads to an enclosed, paved and concrete yard with timber and felt roofed **Garden Store, 8'0" x 8'0"**, (2.4m x 2.4m), and an aluminium framed **Summer House 12'0" x 8'0"**, (3.6m x 2.4m), with electrical connection, sliding glazed entrance door, and double glazed roof.

On the North side of the property is a very well fenced, very private garden laid mainly to lawn with attractive flower beds, a shrub border, all shaded by a mature Oak Tree. Within the garden is an aluminium framed **Greenhouse, 8'0" x 6'0"**, (2.4m x 1.8m), and a gravelled and paved patio area with trellis over.

**Services:** All mains services are connected to the property.

**District Authority:** North Norfolk District Council. Tel: (01263) 513811. **Tax Band:** "C".

