



**35 Salmons Way,  
FAKENHAM.**

**Offers sought in the region of  
£285,000**

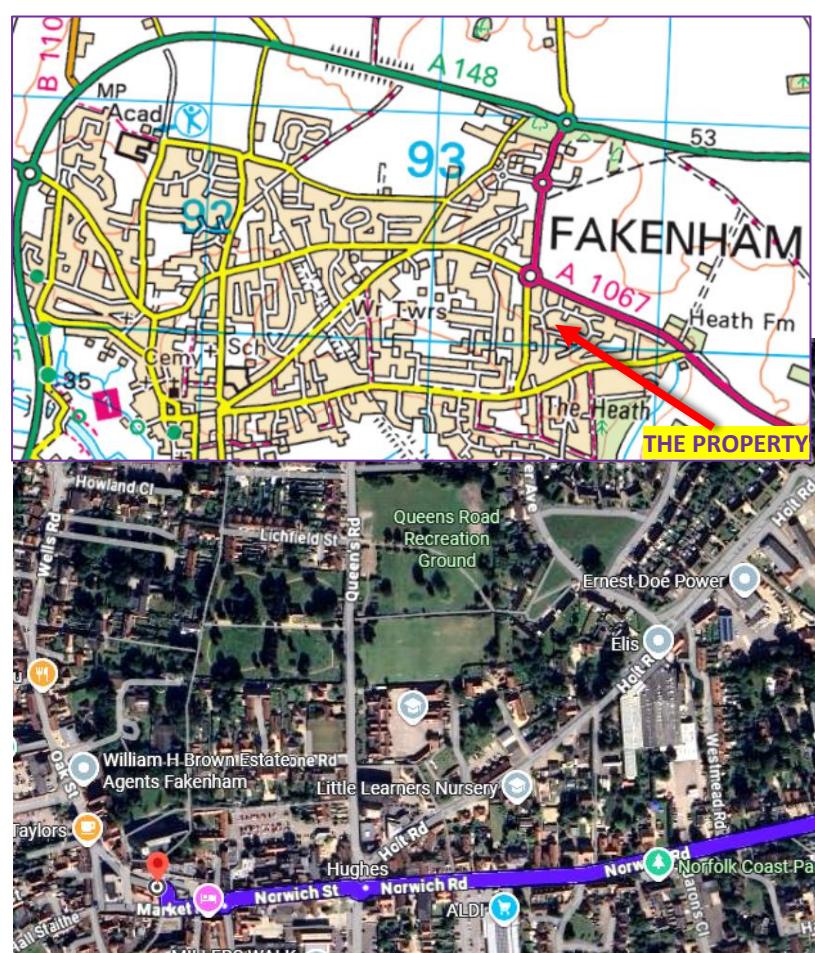
Freehold

Very well presented, detached, modern Bungalow with gas centrally heated and double glazed accommodation comprising Sitting room, fitted kitchen, utility/study, 2 bedrooms and bathroom.

Outside there is a garage, parking space, open-plan front garden and a well enclosed rear garden.

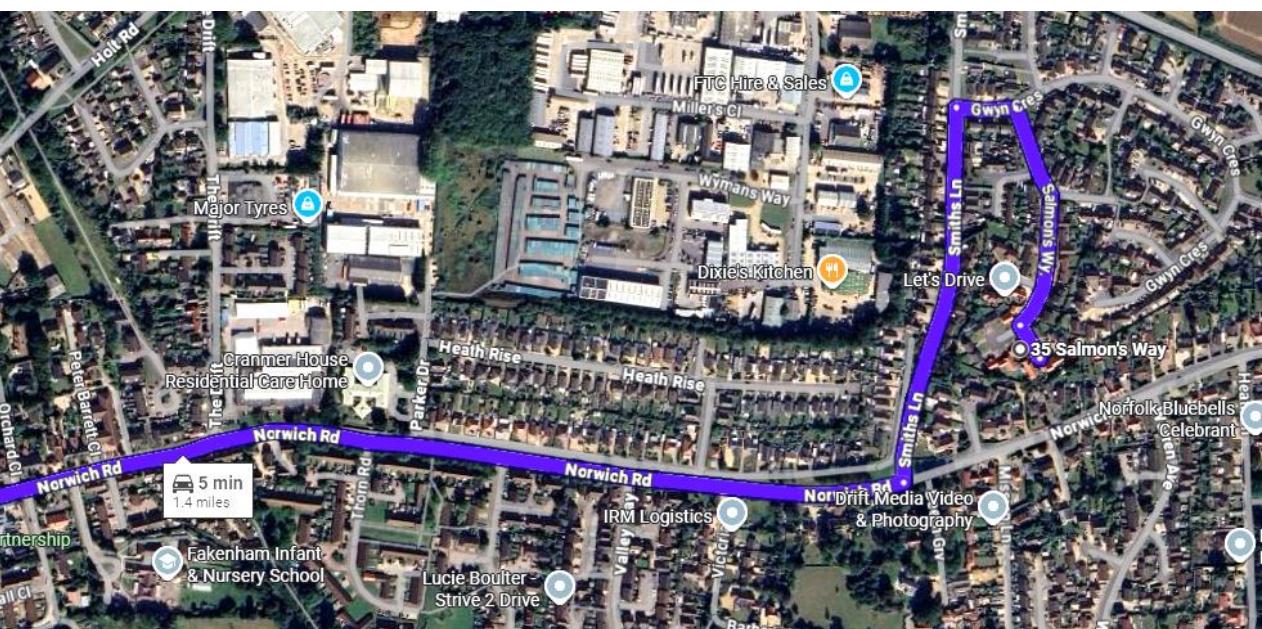
The property is within a sought after cul-de-sac on a popular development, about 1½ miles from the Town Centre.

**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. Turn right into Gwyn Crescent, and take the first turning on the right into Salmons Way. Take the second turning on the left into a small cul-de-sac, and 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**

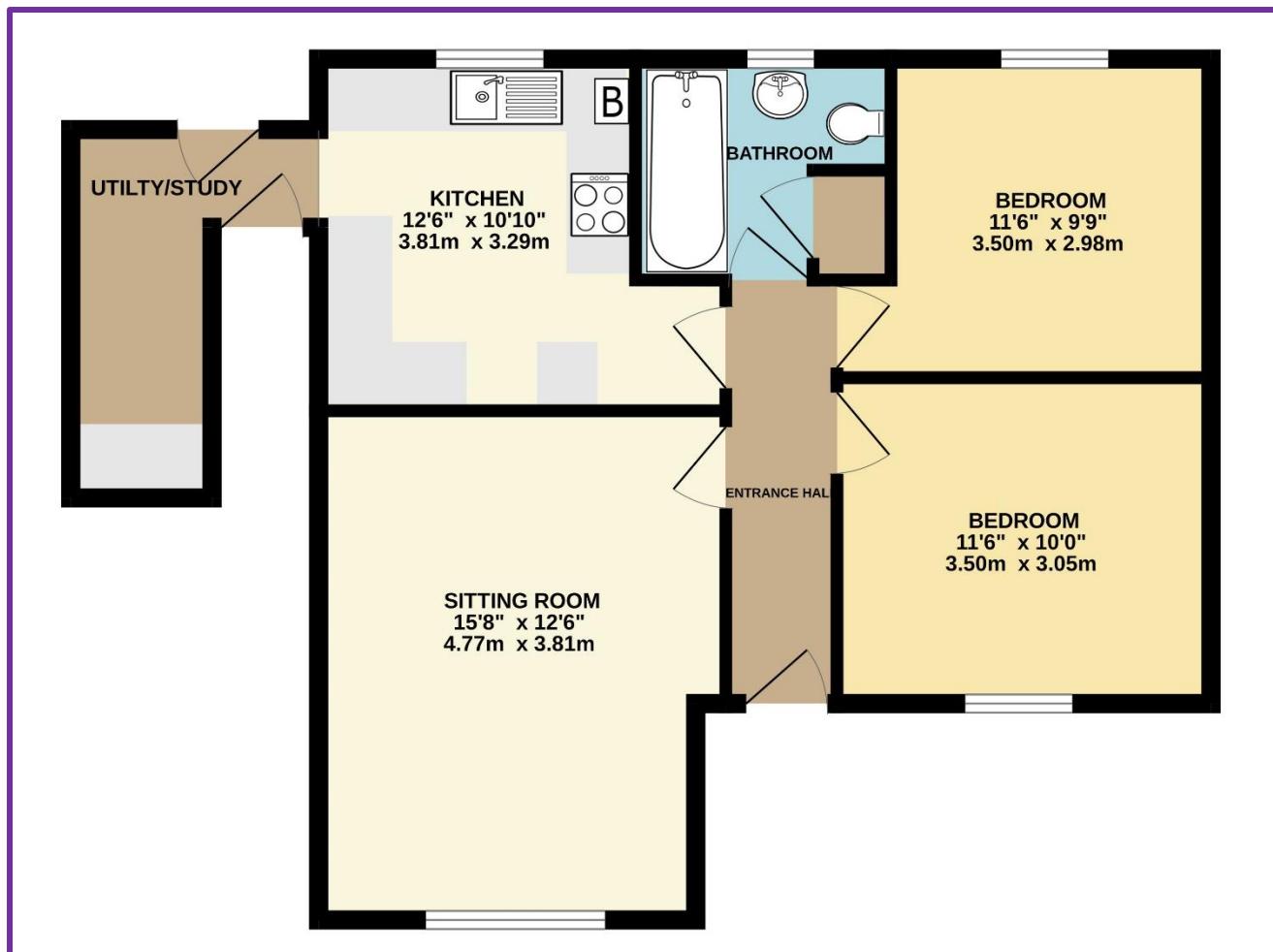
**www.baileybirdandwarren.co.uk**

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Half double glazed door to;

#### Entrance Hall:

**Sitting room: 15'8" x 12'6", (4.8m x 3.8m) max.**

Fitted vertical blinds.

**Kitchen: 12'6" x 10'10", (3.8m x 3.3m).**

Stainless steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance spaces and plumbing for washing machine under. Built-in 4 ring electric hob unit with cooker hood over, and double electric oven under. Further fitted work top with cupboards and appliance space under. Tall cupboard unit. Range of wall mounted cupboard units, with concealed lighting under. "Worcester" wall mounted, gas fired central heating boiler. Ceiling recessed spotlights. Extractor fan. Roller blind. Opening to;

**'L' shaped Utility room/Study: 11'4" x 7'7", (3.5m x 2.3m) max.**

Fitted worktop with cupboards under. Half double glazed door to rear garden. Half double glazed door to side passage leading to garage.

**Bedroom 1: 11'6" x 10'0", (3.5m x 3.0m).**

Fitted vertical blinds.

**Bedroom 2: 11'6" x 9'9", (3.5m x 3.0m) max.**

Fitted vertical blinds.

**Fully tiled Bathroom:**

White suite of panelled bath mixer tap and shower over. Pedestal hand basin with mixer tap. Low level WC. Built-in airing cupboard with radiator and slatted shelves. Heated towel rail. Ceiling recessed spotlights. Extractor fan. Roller blind.

**Outside:**

A brick drive offering **off street parking** leads to a semi-detached, brick and tiled **Garage, 17'0" x 8'7", (5.2m x 2.6m)**, with up & over door, concrete floor, electrical connection and half double glazed personal door.

To the front of the property is an open-plan gravelled garden offering further parking space. To the rear is a further, very well enclosed garden laid mainly to lawn, with concrete paths, flower beds and shrubs.

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

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

**Tax Band:** "C".

**EPC:** "B".

