



8 Searle Close, FAKENHAM.

NR21 8NA.

Offers sought in the region of
£275,000

Freehold

Recently refurbished, detached, modern Bungalow with gas centrally heated and double glazed accommodation comprising Enclosed Entrance Porch, Hall, Sitting room, Fitted Kitchen, 2 Bedrooms Bathroom and Long Side Passage.

Outside there is a garage with adjoining Porch/Utility, ample parking space, and a well enclosed rear garden.

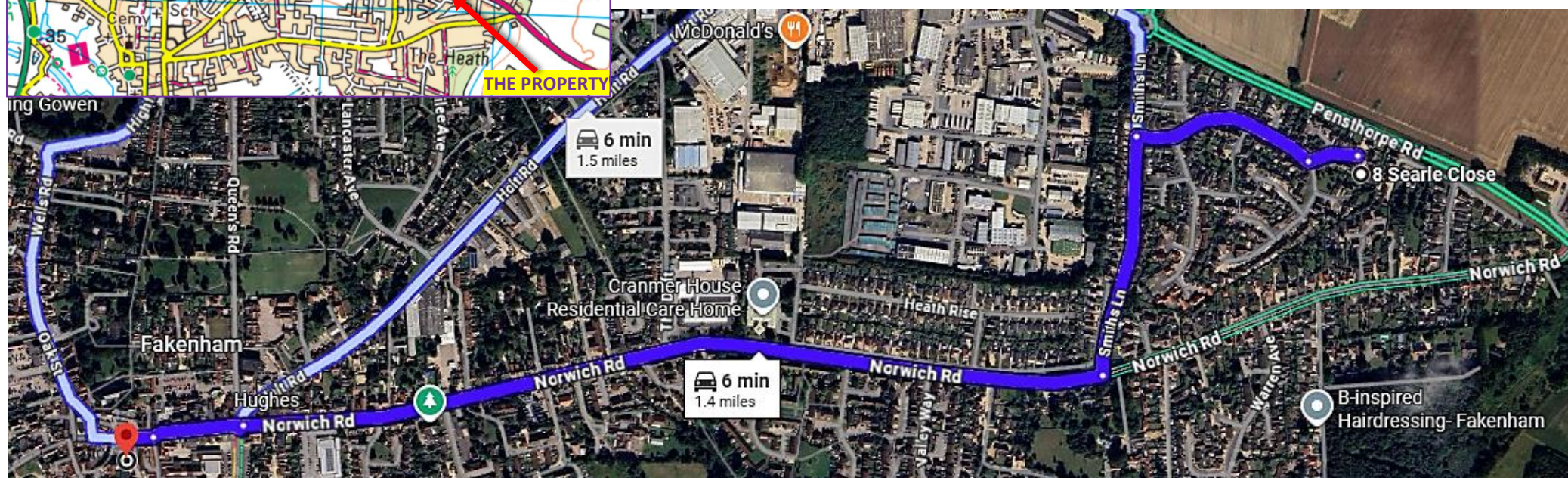
The property is within a sought after cul-de-sac on a popular development, about 1¼ miles from the Town Centre.

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 fourth turning on the left into Seale Close. The property is on the right, 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.



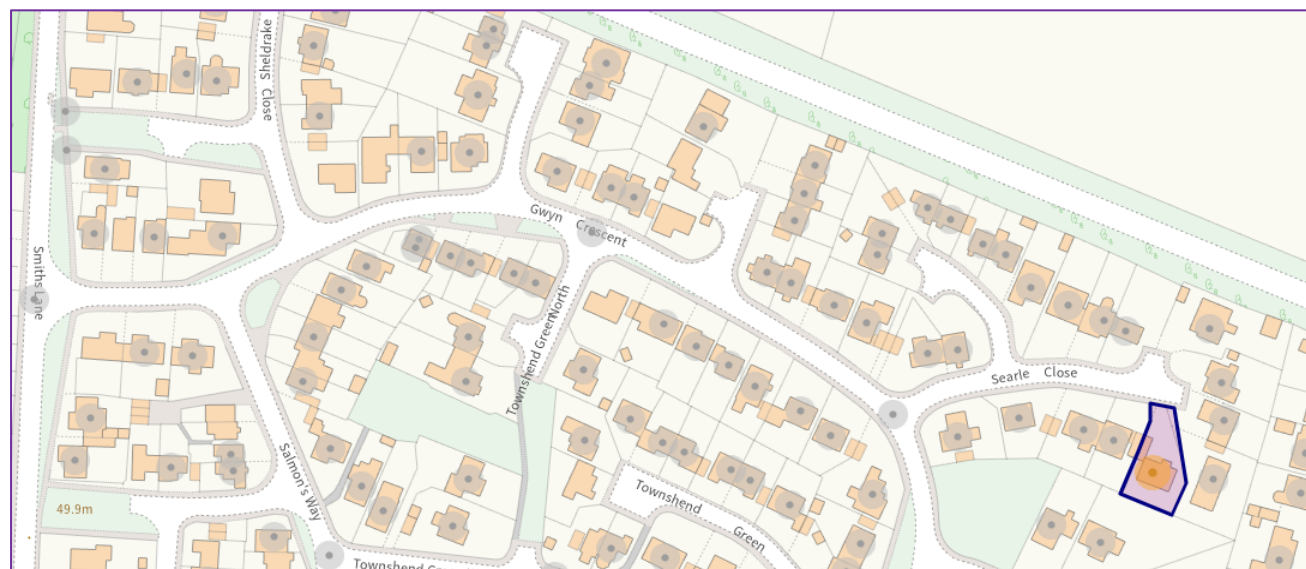
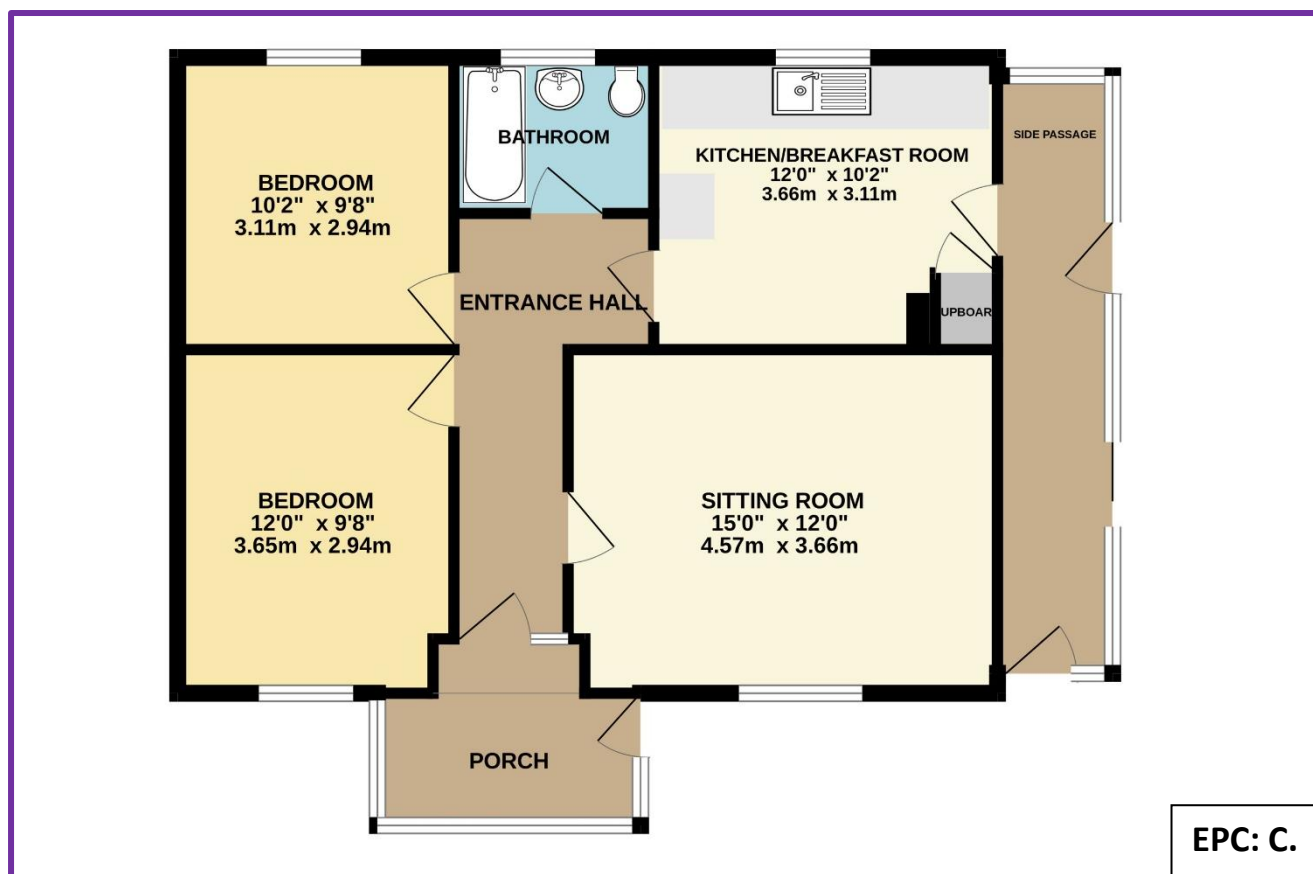
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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.



Half double glazed door to;

Enclosed Entrance Porch:

with polycarbonate roof. Half double glazed door to;

Entrance Hall:

Hatch to part boarded roof space with folding aluminium loft ladder. A gas fired central heating boiler is located within the roof space. Telephone point.

Sitting room: 15'0" x 12'0", (4.6m x 3.7m).

2 TV points. Telephone point.

Kitchen/Breakfast room: 12'0" x 10'2", (3.7m x 3.1m).

Stainless steel sink unit with mixer tap, set in fitted work surface with tiled surround, and drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with drawer and cupboard under. Matching wall mounted cupboard unit. Gas & electric cooker point. Fitted cupboard with fitted shelves. Half double glazed door to

Side Passage: 23'0" x 4'0", (7.0m x 1.2m).

with polycarbonate roof. "Indesit" tumble dryer. Half double glazed and double glazed sliding door to outside. Half double glazed door to front.

Bedroom 1: 12'0" x 9'8", (3.7m x 2.9m).

Bedroom 2: 10'2" x 9'8", (3.1m x 2.9m).

TV point.

Bathroom:

White suite of panelled bath mixer tap and "Triton" shower over. Pedestal hand basin with tiled surround. Low level WC. Extractor fan.

Outside:

A resin bonded 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 door to adjoining **Store/Utility** with half double glazed door to outside.

To the front of the property, and to the side of the entrance drive is a gravelled garden area which provides **additional car parking space**.

To the rear is a very well enclosed garden laid partly to lawn, with small paved patio area, and a timber and felt roofed **Garden Store, 6'0" x 6'0", (1.9m x 1.8m)**.

Services: All mains services are connected to the property.

District Authority: NNDC, Cromer. (01263) 513811. **Tax Band:** "C".

