



**25 Eckersley Drive,  
FAKENHAM.  
NR21 9RY.**

**Offers sought in the region of  
£220,000  
Freehold**

**Very Well Presented, semi-detached Bungalow with gas centrally heated and double glazed 2 bedrooomed accommodation, double car parking space and well fenced Garden; standing in a sought-after cul-de-sac position, about 1 mile from the Town Centre.**

Canopy Entrance Porch, Entrance Hall, Sitting room with through breakfast bar to Fitted Kitchen, Inner Hall, 2 Bedrooms, and Shower room.

Driveway providing off-street car parking for 2 vehicles. Easily maintained, gravelled front garden. Well enclosed rear garden crazy paved patio, lawn and Garden Store.

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

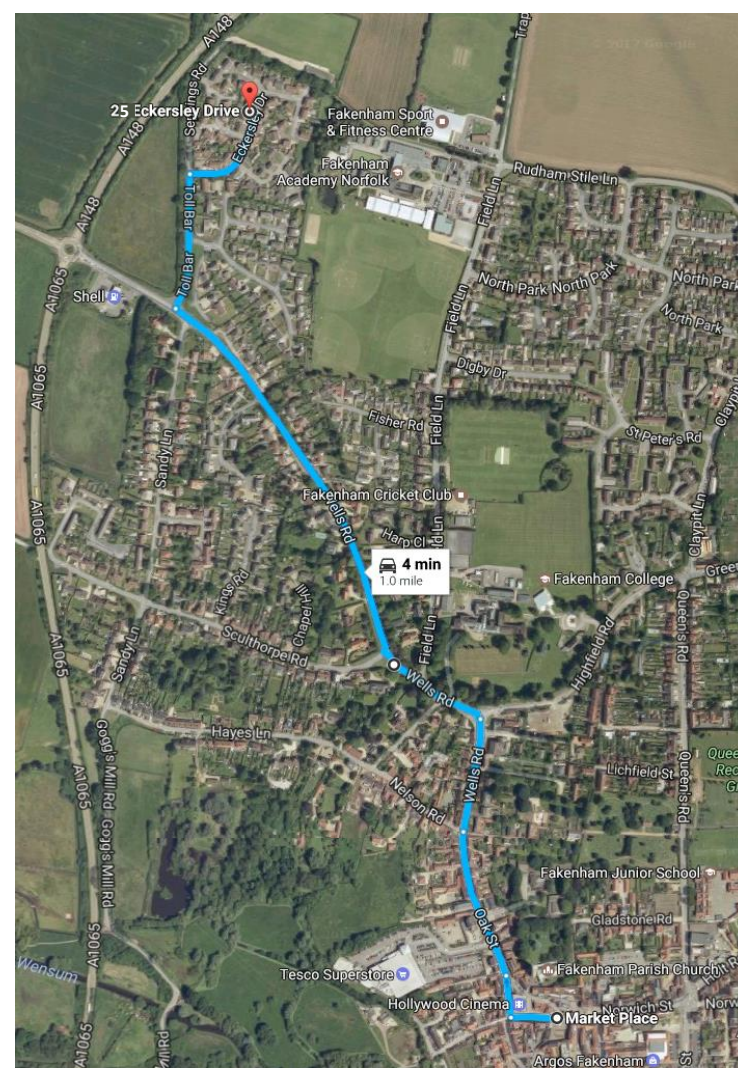
**Directions:** From the Town Centre take Oak Street, and at the mini roundabout on the Wells Road junction turn left. Continue straight on at the next mini roundabout, and turn right just before the 'Shell' filling station. Take the second turning on the right into Eckersley Drive, and the property is on the left, just after the turning to Arthur Rd.

**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:** C



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
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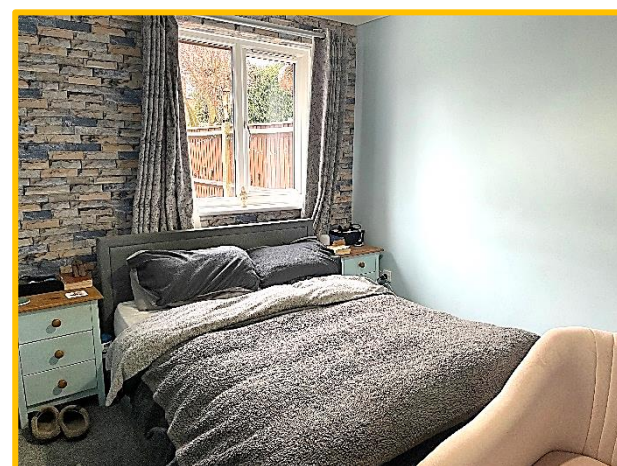
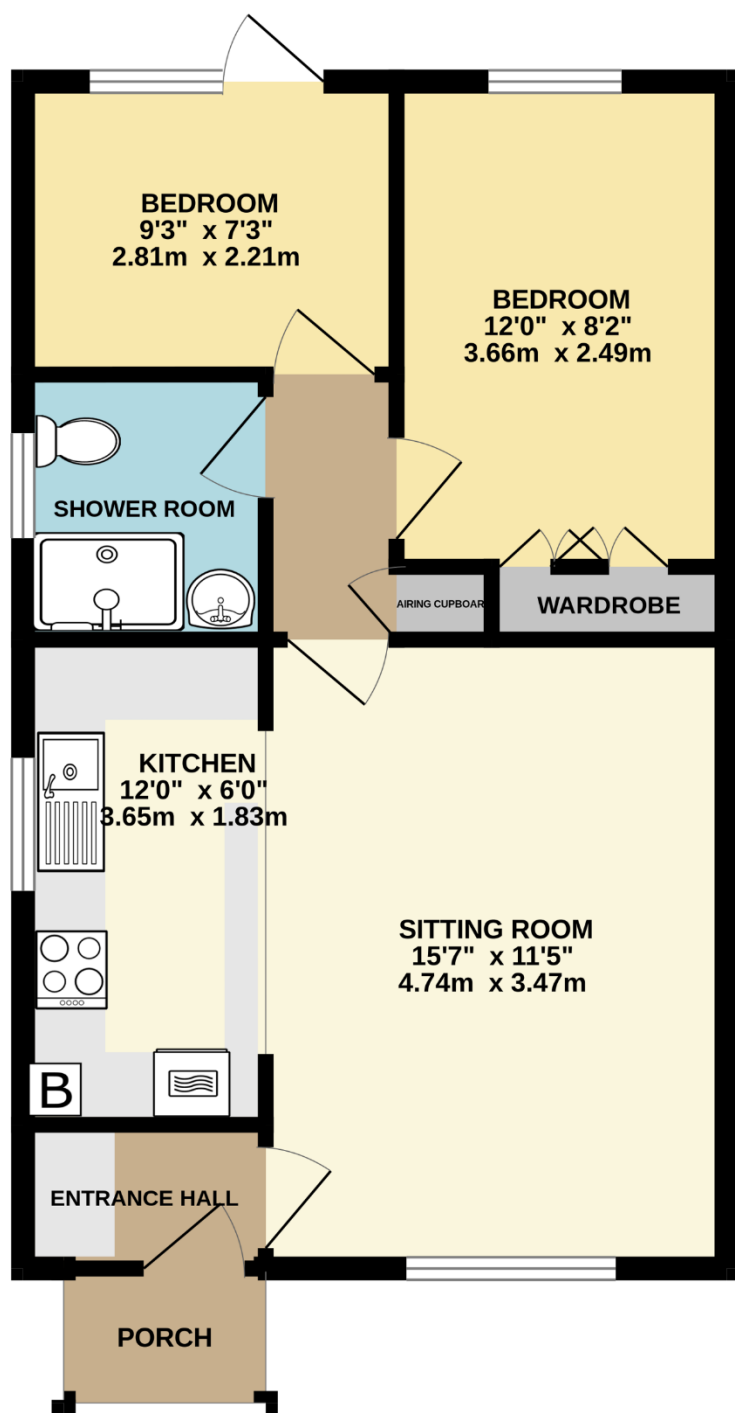
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**Canopy Entrance Porch:** Half double glazed door to

**Entrance Hall:** Fitted shelf with cupboard under with louvred door, and adjoining coats cupboard with matching louvred door.

**Sitting room:** 15'6" x 11'5", (4.7m x 3.5m). TV point. Open breakfast bar to

**Fitted Kitchen:** 12'0" x 6'0", (3.7m x 1.8m). 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 "Cooke & Lewis" 4 ring electric hob with stainless steel extractor hood over. Built-in "Indesit" electric oven. Matching range of wall mounted cupboard units, one housing wall mounted, gas fired central heating boiler. Fitted tall cupboard.

**Inner Hall:** Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space.

**Bedroom 1:** 12'0" x 8'2", (3.7m x 2.5m). Built-in range of 2 double wardrobe cupboards.

**Bedroom 2/Study:** 9'3" x 7'5", (2.8m x 2.3m). Laminate floor. Half double glazed door to rear garden.

**Shower room:** Shower cubicle with glass screen door. Pedestal hand basin with tiled surround. Low level WC. Tiled floor. Spotlights.

**Outside:** To the front of the property is an open-plan gravelled garden area, and to the side, is a concrete **double car parking space**.

To the rear is a very well enclosed garden with crazy paved patio area, lawn and flower and rose border. Within the garden is a timber felt roofed **Garden Store**, 8'0" x 6'0", (2.4m x 1.8m).

