



**179 Norwich Road,
FAKENHAM.
NR21 8HZ.**

**Offers sought in excess of
£425,000**
Freehold

Deceptively spacious, detached, modern Chalet Bungalow Residence, beautifully appointed and having gas fired central heating and double glazing throughout.

Set in a South-facing, non-estate position with ample parking space, car port, garage and good sized, well fenced Garden

The property is in a sought after location, within 1 mile of the Town Centre.

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

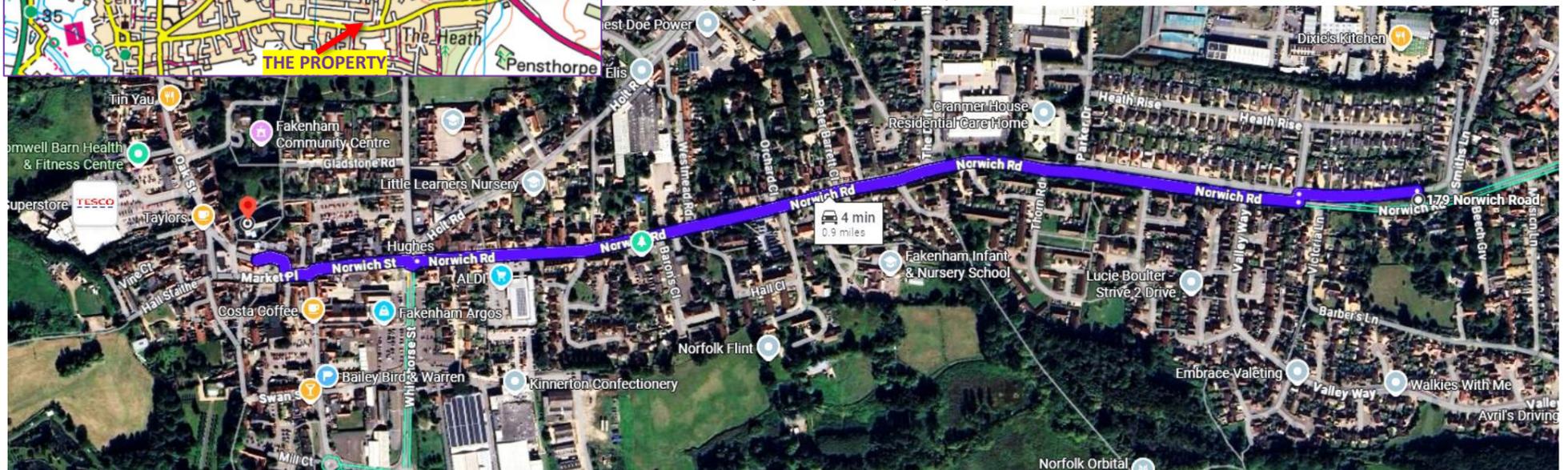


Directions: From the Town Centre take Norwich Road, and at ¼ mile bear left onto the service road which runs parallel to Norwich Road. The property is on the left, as marked by a for sale board.

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.

Services: All mains services are connected to the property.

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

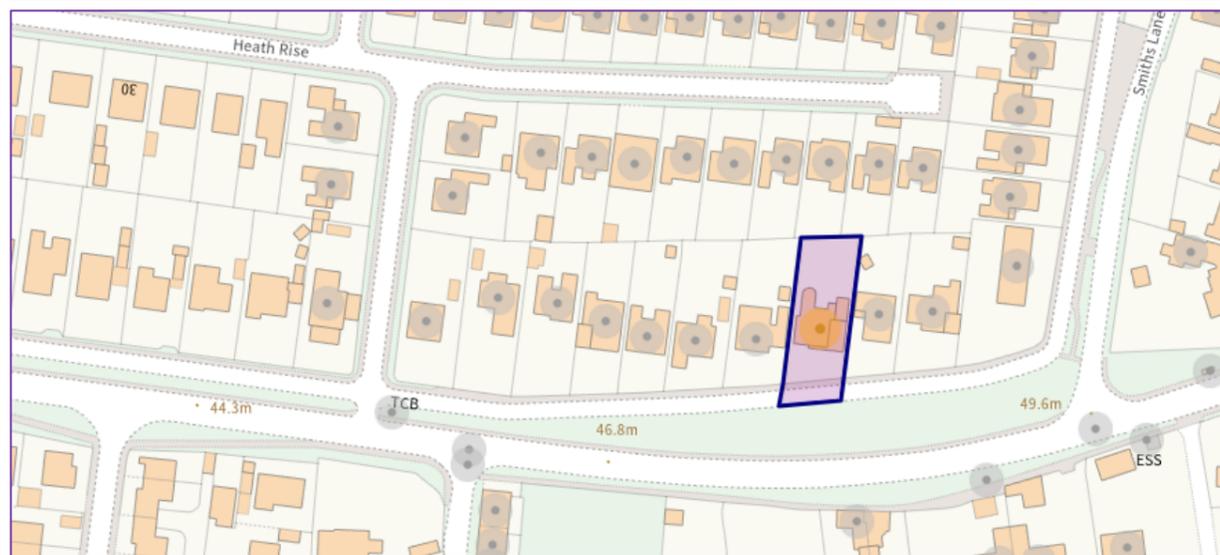
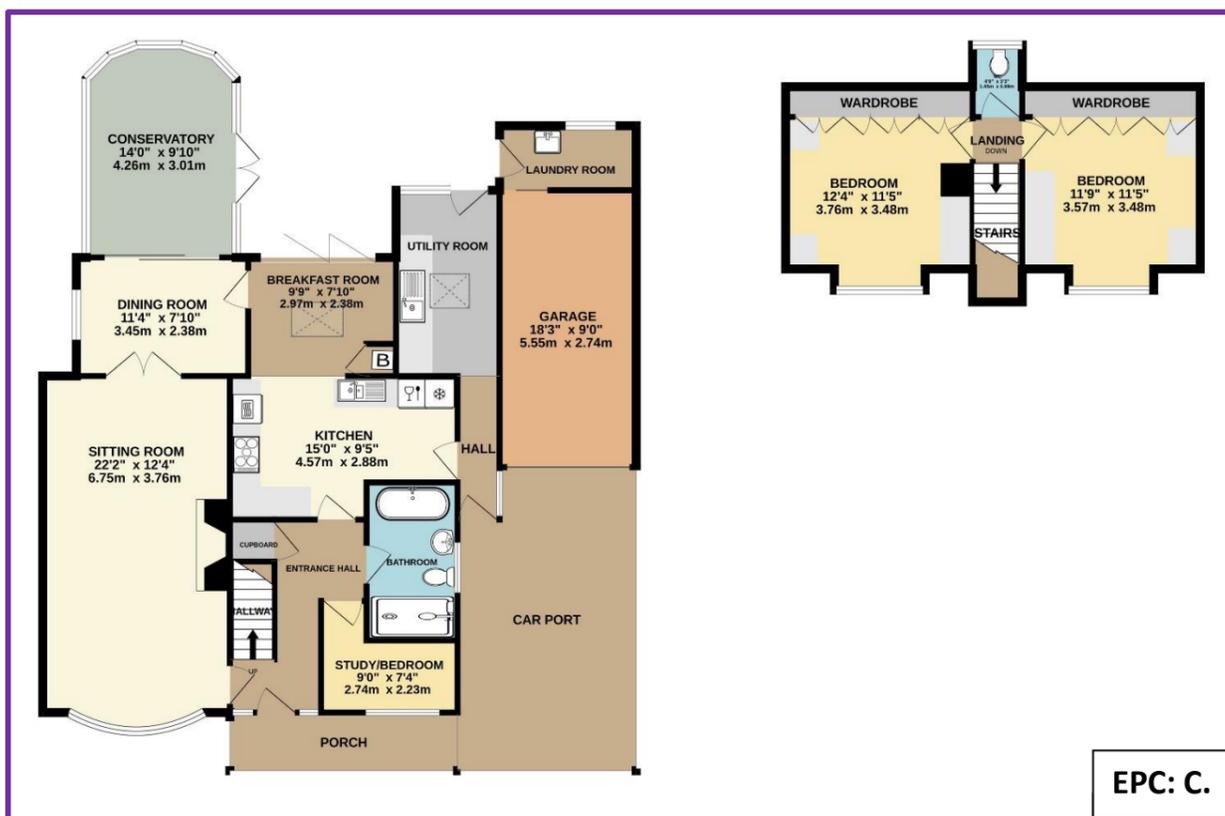


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Canopy Entrance Porch: Part double glazed door to;

Entrance Hall: Understairs cupboard. *Amtico* floor covering. Ceiling recessed spotlights. Half glazed door to;

Sitting room: 22'2" x 12'4", (6.8m x 3.8m). Gas fired 'wood' burner with slate hearth, and timber mantle over. Bowed double glazed window with Venetian blind to front. *Amtico* floor covering. Antique style radiator. Ceiling recessed spotlights. Dimmer switch. TV point. Telephone point. Twin half glazed doors to;

Dining room: 11'4" x 7'10", (3.5m x 2.4m). Antique style radiator. *Amtico* floor covering. Dimmer switch. Ceiling recessed spotlights. TV point. Venetian blind. Door to breakfast room. Wide double glazed sliding patio doors with vertical blinds to

Conservatory: 14'0" x 9'10", (4.3m x 3.0m) max. Polycarbonate roof. Tiled floor. Ceiling light/fan. Fitted blinds. Twin double glazed doors to rear garden.

Breakfast room: 9'9" x 7'10", (3.0m x 2.4m). Double glazed roof light. Antique style radiator. Tiled floor. Ceiling recessed spotlights. Full width bi-fold doors with vertical blinds to rear garden. Wide archway to;

Kitchen: 15'0" x 9'5", (4.6m x 2.9m) max. 1½ bowl stainless steel sink unit with "Quooker" mixer tap, set in marble fitted work surface with cupboards and built-in dishwasher under. Tall built-in refrigerator with cupboard over, and built-in "Bosch" microwave. Further marble work surface with drawers and cupboards under, and built-in 5 ring electric hob unit with range of matching wall cupboard units and integral extractor hood over. Twin built-in electric ovens with drawers under. Adjoining tall cupboard unit. Antique style radiator. Ceiling recessed spotlights. Tiled floor. Half double glazed door to;

Fully tiled Bathroom: Free standing bath with mixer tap and shower over. Low level WC. Hand basin with mixer tap, and cupboards under. Shower cubicle with glass screen. Under-floor heating. 2 extractor fans. Ceiling recessed spotlights. Venetian blind.

Study/Bedroom 3: 9'0" x 7'4", (2.7m x 2.2m) max. with vertical radiator. Ceiling recessed spotlights. Venetian blind.

First Floor:

Small Landing:

Bedroom 1: 12'4" x 11'5", (3.8m x 3.5m) max. Full length range of built-in wardrobe and storage cupboards. Fitted dressing table with drawers under, and matching bedside cabinets. TV point. Ceiling recessed spotlights. Venetian blind. Access to eaves.

Bedroom 2: 11'9" x 11'5", (3.6m x 3.5m) max. Full length range of built-in wardrobe and storage cupboards. Fitted dressing table with drawers under, and matching bedside cabinets. TV point. Ceiling recessed spotlights. Venetian blind.

Cloakroom: with low level WC.

Outside: Double wrought iron gates lead to a concrete drive offering ample parking space, and further turning/parking area to the front of the property. A Car Port (with water tap and outside power points), leads to an attached Garage, 18'3" x 9'0", with up & over door, electrical connection and adjoining laundry room, with sink, plumbing for washing machine and door to outside.

There are areas of broken slate and gravel with flower beds to the front of the property, Immediately to the rear is a paved patio area, and beyond a neat, lawned garden with dwarf retaining wall, flower, rose and shrub beds, a further paved terrace, and 2 Garden Stores, 12'0" x 6'0", and 6'0" x 6'0". The gardens are well fenced and are an attractive feature of the property.

