



**3 bed detached house to buy in**  
Driftlands, Fakenham, Norfolk, NR21 8EB

**£245,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ QUIET RESIDENTIAL
- ✓ WELL MAINTAINED
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

The Norfolk Agents are pleased to offer this detached family home with a garage, private driveway and mature gardens at both the front and rear, situated on a small development of similar style properties and just a short walk from the town centre in Fakenham. The property is well maintained throughout and is available with no onward chain.

### ACCOMMODATION

The property is entered via a spacious entrance hall, with stairs rising to the first floor and access to the downstairs accommodation. The dual aspect sitting/dining room is the main family reception space, with a feature electric fireplace and sliding doors to the recently re-roofed conservatory. The kitchen includes a range of storage units, space for a free standing cooker and a fitted sink under a window which overlooks the conservatory/garden. From the kitchen, a door leads out to a rear lobby, with doors into the ground floor WC and the garage, as well as a door opening out to the garden. The garage has an electrically operated door to the front, a window to the side and an electrical power supply.

Upstairs there are three bedrooms arranged around the landing, all of which are served by the family bathroom with WC, basin, and bath with shower over. Bedrooms 1 and 2 are both generous double rooms, whilst bedroom 3 is a comfortable single room, nursery or study.

### OUTSIDE

The property is approached from the quiet cul-de-sac over a private driveway, providing an off-road parking space in front of the garage. Gated access at the side of the garage leads around to the rear garden, which is fully enclosed and includes a lawn with planted borders, a paved seating area, a summerhouse and timber garden shed.

### LOCATION

Fakenham is a traditional Norfolk market town situated on the River Wensum, located 25 miles North West from the City of Norwich and 10 miles from the sought after North Norfolk coast. Fakenham offers a range of amenities with a market every Thursday, and regular bus links into Norwich and King's Lynn. There are 4 supermarkets, medical and dentist practices and schools for all ages. Fakenham is home to Norfolk's only racecourse, which also hosts a sports centre, golf course, social club and other events.

## SERVICES

The property is connected to mains drainage, gas, electricity and water supply. Gas-fired central heating to radiators.

TENURE: FREEHOLD

EPC RATING: TBC - The full certificate can be downloaded or provided by the Norfolk Agents.

COUNCIL TAX BAND: C

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

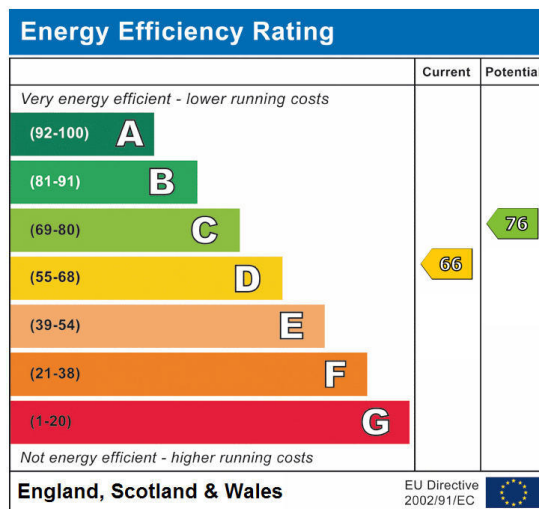
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Driftlands, Fakenham, Norfolk, NR21 8EB

Contact your local branch today for more information on this property:

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