

13 Warren Avenue
Fakenham
NR21 8NP



ATTIK
CITY | COUNTRY | COAST

13 Warren Avenue
Guide Price £210,000

The spacious detached bungalow with huge potential

Tucked away on tranquil Warren Avenue in the well-connected market town of Fakenham, Koloma House presents a rare opportunity to acquire a chain-free, generously proportioned bungalow brimming with potential and enhanced by some fantastic modern features.

The property offers excellent kerb appeal with ample off-street parking and a garage, all set within a peaceful residential area just a short drive from the glorious North Norfolk coastline. Whether you're seeking a full-time home, downsizing, or planning a renovation project, Koloma House is full of promise.

Inside, you'll find a spacious entrance hall, three well-sized bedrooms, a light-filled living room with air conditioning, a fitted kitchen, and a family bathroom. The home also benefits from solar PV panels, a storage battery for increased energy efficiency, a water softener system, and loft access for even more storage.

A true highlight is the versatility of the outside space: a large garden room, multiple outbuildings including a workshop and conservatory-style space, plus a rear garden that's bathed in sunshine and ripe for transformation.

Practical, peaceful and packed with potential – Koloma House is a rare gem with a sustainable future.

Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority
North Norfolk

Council Tax Band B

EPC Rating B



Contact

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TOTAL FLOOR AREA: 1470 sq ft (136.6 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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