



**Rudham Stile Lane, Fakenham NR21 8JP**

**welcome to**

**Rudham Stile Lane, Fakenham**

This detached house has been extended to provide spacious family living accommodation to include,3/4 bedrooms, lounge, dining area, kitchen-breakfast room, large conservatory, utility, bathroom and shower room. Outside the property benefits from garage, driveway and beautiful gardens.Call Us!



### Entrance Porch

UPVC double glazed door to front, tiled flooring and UPVC double glazed windows to front and side.

### Entrance Hall

UPVC double glazed door to front, ceiling coving, radiator, laminate flooring, stairs to first floor and door to:

### Cloakroom

WC, wash hand basin vanity unit with mixer tap and travertine tiled splashbacks. Ceiling coving, coat hooks, radiator, laminate flooring and double glazed window to front.

### Lounge

20' 11" x 11' 4" ( 6.38m x 3.45m )

Ceiling coving, feature gas fireplace with marble hearth and mantle over, radiator, UPVC double glazed bay window to front and arch through to:

### Dining Room

10' 1" x 10' ( 3.07m x 3.05m )

Ceiling coving, radiator, double glazed patio doors to conservatory and door to:

### Conservatory

20' x 9' 7" ( 6.10m x 2.92m )

Of UPVC construction with pitched polycarbonate roof and UPVC double windows to side. Electric sockets and French doors to rear and side.

### Kitchen-Breakfast Room

19' 10" x 10' ( 6.05m x 3.05m )

Fitted kitchen with a range of wall and base units with worksurfaces over, inset twin bowl sink and drainer with tiled splashbacks. Breakfast bar with space for five people. Eye level double oven with five ring gas hob and stainless steel cooker hood over. Space for fridge/freezer, plumbing for washing machine and a water softener. Plumbing for dishwasher. Ceiling coving, downlighters, tiled flooring and double glazed window to rear. Door to:

### Utility Room

13' 6" x 7' 10" ( 4.11m x 2.39m )

Spacious utility room which could also be used as an office. Base units with worksurfaces over, inset sink/drain, plumbing for washing machine and space for further appliances. Ceiling coving, tiled flooring, UPVC double glazed door to garden and door to garage.

### First Floor Landing

Stairs from entrance hall, ceiling coving, loft access and feature UPVC stained glass window to side.

### Master Bedroom

19' 1" x 10' 2" ( 5.82m x 3.10m )

Ceiling coving, radiator and double glazed window to rear. Master room/dressing room.

### Bathroom

WC, wash hand basin vanity unit, spa bath with mixer taps and a separate shower cubicle with jet shower. Fully tiled walls and flooring, extractor fan, heated towel rail with radiator, window to side.

### Shower Room

WC, wash hand basin with vanity unit and corner shower cubicle with sauna function. Ceiling downlighters, fully tiled walls and flooring with UPVC double glazed window to front.

### Bedroom Four

11' 5" x 8' 9" ( 3.48m x 2.67m )

Radiator, fitted wardrobes with mirror fronts, UPVC double UPVC glazed window to front.

### Enclosed Landing

Door to bedroom 2 and further bathroom.

### Dressing Room / Bedroom Three

11' 11" x 9' 1" to wardrobe fronts and recess ( 3.63m x 2.77m to wardrobe fronts and recess )

Fitted wardrobes, radiator and built-in airing cupboard housing hot water cylinder and gas central heating boiler.

### Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )

Radiator and UPVC double glazed window to rear. Opens to the landing.

### Garage

Up and over door, door to the utility room.

### Outside

The property is approached by a brick weave driveway which leads up to the garage and front entrance porch. The rear garden has been landscaped and boasts a wide range of plants, shrubs and flowering borders. There is an extensive patio seating area, a further gazebo seating area and the remainder of the garden is mainly laid to lawn. The garden is enclosed and gives a high degree of privacy.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

## Rudham Stile Lane, Fakenham

- Detached Residence
- Large, Private Garden & Overlooking Allotments
- Three / Four Bedrooms
- Within Easy reach Of Fakenham Town & A Short Drive From The Coast
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM105560 - 0016

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