



Green Lane Estate, Pudding Norton, Fakenham, NR21 7LT



welcome to

Green Lane Estate, Pudding Norton, Fakenham

A spacious five bedroom semi-detached home, that provides flexible living accommodation and is within close proximity to the popular town of Fakenham. **VIEWING ESSENTIAL**













Entrance Hall

Entrance door to the front and stairs to the first floor landing.

Kitchen

17' 9" x 9' 8" (5.41m x 2.95m) Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space and plumbing for dishwasher, eye level oven with electric hob and extractor fan above. Pantry cupboard, radiator, double glazed window to the front and rear.

Lounge

17' 8" x 12' 1" ($5.38m \times 3.68m$) Double glazed window to the front, patio doors to the rear and two radiators.

Dining Room

17' 9" x 11' 9" (5.41m x 3.58m) Double glazed window to the front and rear and two radiators.

Rear Lobby

Tiled flooring, double glazed window to the side and storage cupboard.

Cloakroom

WC, wash hand basin, tiled walls, radiator and double glazed window to the side.

Utility Room

Fitted with a range of units with worksurfaces over, space and plumbing for washing machine and double glazed window to the side.

First Floor Landing Stairs from the entrance hall.

Bedroom One

11' 7" x 11' 3" ($3.53m\ x\ 3.43m$) Double glazed window to the front and radiator.

Bedroom Two

12' 3" x 9' 11" ($3.73m\ x\ 3.02m$) Double glazed window to the front and radiator.

Bedroom Three

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to the front and radiator.

Bedroom Four

8' 8" x 6' 8" (2.64m x 2.03m) Double glazed window to the rear and radiator.

Bedroom Five

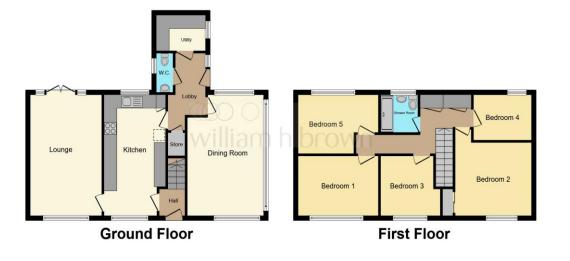
12' 2" x 8' 8" Max (3.71m x 2.64m Max) Double glazed window to the rear and radiator.

Wet Room

WC, wash hand basin, tiled walls, shower and double glazed window to the rear.

Outside

As you approach the property you are greeted by a large front lawn which also provides off road parking. The rear garden is laid to lawn and offers a high level of privacy.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Green Lane Estate, Pudding Norton, Fakenham

- FIVE BEDROOMS
- SPACIOUS LIVING ACCOMODATION
- PRIVATE REAR GARDEN
- AMPLE OFF ROAD PARKING
- TWO LARGE RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

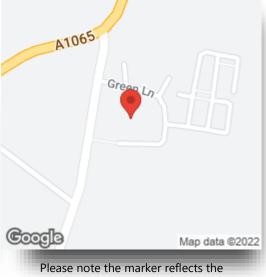
£290,000





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Please note the marker reflects the postcode not the actual property



Property Ref: FKM107056 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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