



Dereham Road, Pudding Norton Fakenham NR21 7NA

welcome to

Dereham Road, Pudding Norton Fakenham

A spacious four bedroom detached house which requires refurbishment situated within easy reach of Fakenham town and the North Norfolk Coast. The property is situated on a generous plot of 0.34 acres STMS and has wonderful countryside views. Offered with no onward chain. Call Now - Viewing Essential!



Entrance Hall

Entrance door to the front, stairs to the first floor landing, radiator and tiled flooring.

Dining Room

14' 4" x 14' 1" (4.37m x 4.29m)

Window to the front, sliding patio doors opening into the garden and feature fireplace with open fire.

Lounge

15' 2" x 13' 9" (4.62m x 4.19m)

Two windows to the side, feature brick fireplace with open fire and radiator.

Kitchen

12' 1" x 12' 3" (3.68m x 3.73m)

Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space for range cooker, pantry cupboard, storage cupboard housing the central heating boiler, space and plumbing for dishwasher, tiled flooring and window to the rear.

Utility

8' 1" x 6' 1" (2.46m x 1.85m)

Window to the rear and space and plumbing for washing machine.

Cloakroom

WC, wash hand basin and window to the side.

Office

10' 9" x 9' 8" (3.28m x 2.95m)

Door to the front, window to the front and side and tiled flooring.

Study / Bedroom Five

10' 7" x 9' 3" (3.23m x 2.82m)

Window to the side, storage cupboard and radiator.

First Floor Landing

Stairs from the entrance hall, window to the side and loft access.

Bedroom One

14' 6" x 14' 3" (4.42m x 4.34m)

Windows to the front and side, radiator and built in wardrobe.

Bedroom Two

15' 3" x 14' 8" (4.65m x 4.47m)

Two windows to the side, radiator and built in wardrobe.

Bedroom Three

13' 8" x 10' 5" (4.17m x 3.17m)

Window to the front, radiator and built in wardrobe.

Bedroom Four

12' 3" x 7' 9" (3.73m x 2.36m)

Window to the rear, wardrobe and built in wardrobe.

Bathroom

WC, wash hand basin, bath and shower cubicle. Tiled walls, radiator, wall light and window to the rear.

Outside

The property is approached by a private drive with brick pillars which leads to the front. The property is situated centre plot, with mature lawned gardens, various fruit trees, shrubs and flower borders. There are various outbuildings to include a workshop, large raised pond and sheds.



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.



view this property online williamhbrown.co.uk/Property/FKM105540



welcome to

Dereham Road, Pudding Norton Fakenham

- Guide Price £380,000 - £400,000
- Detached House
- Sizeable Plot
- No Onward Chain
- Five Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£380,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM105540](https://www.williamhbrown.co.uk/Property/FKM105540)



Property Ref:
FKM105540 - 0012

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk