









## 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.

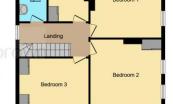
#### **Bathroom**

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.





Ground Floor

First Floor







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# **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

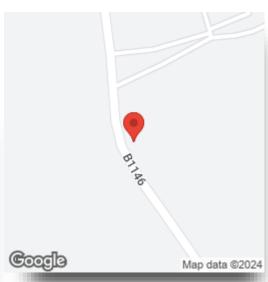
guide price

£380,000









Please note the marker reflects the postcode not the actual property

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



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