

# Norwich Road, FAKENHAM NR21 8LX



## welcome to

## Norwich Road, FAKENHAM

A well-presented detached house situated on a private corner plot garden within easy reach of Fakenham town. This property has flexible living accommodation including two reception rooms, spacious kitchen / breakfast room, four bedrooms, garage and driveway. Call Now to book a viewing!













#### **Entrance Hall**

Double glazed window to the side, door to front and stairs leading to first floor landing.

#### **Dining Room**

11' 4" x 13' 3" ( 3.45m x 4.04m ) Double glazed window to the front, radiator and gas fireplace.

#### Kitchen & Breakfast Room

12' 1" x 11' 9" ( 3.68m x 3.58m ) Double glazed window to the side and rear, a variety of wall and base units, inset stainless steel sink and drainer, integrated dishwasher, extractor, space for Rangemaster oven & fridge freezer, radiator.

#### Lounge

20' 6" x 12' (6.25m x 3.66m) Light and airy dual aspect with double glazed windows to the front and rear, TV point, radiator, electric feature fireplace with door leading into utility & cloakroom

#### Cloakroom

Double glazed window to the side, WC, wash hand basin.

#### Utility

Double glazed window to the rear, plumbing for washing machine & tumble dryer, sliding doors to the side leading onto patio.

#### **First Floor Landing**

Double glazed window to the side, airing cupboard housing boiler and loft access.

#### **Bedroom One**

12' 2" x 11' 9" ( 3.71m x 3.58m ) Double glazed window to front and rear, radiator.

#### **Bedroom Two**

11' 2" x 10' 1" (  $3.40m\ x\ 3.07m$  ) Double glazed window to the front and radiator

#### **Bedroom Three**

10' 4" x 8' 4" ( 3.15m x 2.54m ) Double glazed window to the rear, radiator, TV point.

#### **Bedroom Four**

9' 1" max x 8' 6" ( 2.77m max x 2.59m ) Double glazed window to the rear & radiator

#### Bathroom

Double glazed window to the front, WC, wash hand basin, bath with shower above, tiled walls and vinyl flooring.

#### Garage

17' 1"  $\stackrel{~}{x}$  9' 2" ( 5.21m x 2.79m ) Electric roller door to the front and window to the rear

#### Outside

To the front of the property is a dwarf brick wall, with a footpath leading to the front door. To the side of the property there is a shingle driveway providing ample off road parking, it leads to the detached garage which has an electric roller door. The garden is fully enclosed and offers a high degree of privacy. It is mainly laid to lawn with a variety of fruit trees and shrubs, including apples, cherries and blackberries. The borders are well stocked with mature shrubs and plants, there is a patio seating area and wildlife pond





### welcome to

## **Norwich Road, FAKENHAM**

- Detached family home
- Four / five bedrooms
- Two reception rooms
- Beautiful private garden
- Close to amenities

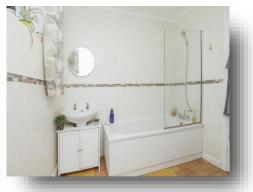
Tenure: Freehold EPC Rating: D

## offers in excess of £375,000



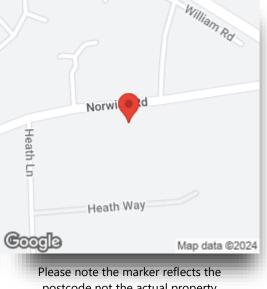
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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





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postcode not the actual property



Property Ref: FKM107485 - 0009 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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