



**William Road, Fakenham NR21 8LT**

**welcome to**

**William Road, Fakenham**

William H Brown are pleased to offer this immaculately presented detached brick and flint home to the market. Inside accommodation boasts kitchen, utility, large lounge with wood burner, cloakroom. The first floor provides four bedrooms, master with ensuite and family bathroom. Call Now!



### Entrance Hall

Radiator, understairs cupboard, telephone point, composite door and uPVC to the front of the property.

### Cloakroom

WC, wash hand basin, radiator, tiled splashback and uPVC window to the front of the property.

### Lounge

17' 7" x 12' 1" ( 5.36m x 3.68m )

Radiator, ceiling cove, wood burner with tiled hearth, patio to the rear and uPVC window to the rear.

### Kitchen / Breakfast Room

12' x 9' 9" ( 3.66m x 2.97m )

Kitchen with integrated oven, gas hob, extractor, wall and base units, wine rack, sink and drainer with mixed taps, tiled splashback, tiled floor, radiator and uPVC to the front of the property.

### Utility Room

Fitted shelving, washing machine, composite sink and drainer, tiled floor, radiator and door to the rear of the property.

### Landing

Radiator, loft access, airing cupboard and uPVC to the side of the property.

### Bedroom One

12' x 11' ( 3.66m x 3.35m )

Radiator and uPVC to the front of the property,

### En Suite

Suite comprising of shower, WC, wash hand basin, part tiled walls, extractor, radiator and uPVC window to the front of the property.

### Bedroom Two

12' 2" + recess x 9' 3" ( 3.71m + recess x 2.82m )

Radiator and uPVC to the rear of the property,

### Bedroom Three

9' x 8' 2" ( 2.74m x 2.49m )

Radiator and uPVC to the rear of the property,

### Bedroom Four

10' 9" x 9' ( 3.28m x 2.74m )

Radiator and velux window to the rear of the property,

### Bathroom

Suite comprising of shower over bath, WC, wash hand basin, tiled walls, extractor fan, radiator and uPVC window to the front of the property.

### Garage

20' 2" x 9' ( 6.15m x 2.74m )

Up and over door, power, lights and window to the rear.

### Outside

As you approach the property you are greeted by a shingled driveway leading to the garage. The rear garden boasts a variety of different trees & shrubs along with seating areas.



Ground Floor



First Floor

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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## William Road, Fakenham

- GUIDE 400,000-425,000
- FOUR BEDROOMS
- PRIVATE REAR GARDEN
- GARAGE
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: C

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM105655 - 0008

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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.



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