









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

 $9' \times 8' \ 2'' \ (2.74m \times 2.49m)$ 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.



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

Tenure: Freehold EPC Rating: C

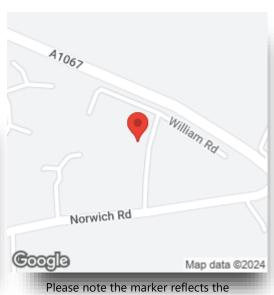
guide price

£400,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM105655



Property Ref: FKM105655 - 0008 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 quidance 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

01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.