





# welcome to

# **Barracouta Fakenham Road, Horningtoft DEREHAM**

A fantastic opportunity to purchase an individual modern family home on a private plot within a popular village location in horningtoft. The property offers flexible & multigenerational living options due to the bedroom sizes & bathroom space available.

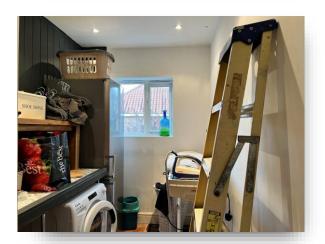












#### **Entrance Hall**

from the front door, there is a large and open entrance area with a radiator and leads invitingly to the rest of the home, radiator and tiled flooring.

### Lounge

25' 4" x 20' 7" ( 7.72m x 6.27m )

door leading on from entrance hall, snug and cosy room whilst maintaining ample space to meet many requirements. radiators, feature fireplace with woodburner, dual aspect windows and double doors leading to the garden

#### **Bedroom 3**

16' x 11' 8" ( 4.88m x 3.56m )

Door leading from entrance hall. Carpet, window to the front of the property, spot lights in celing, radiator

#### **Bathroom**

16' x 9' 1" ( 4.88m x 2.77m )

spacious bathroom with a large white Suite, free standing bath and shower attachment. Low level basin, WC and separate Shower cubicle. Window to side.

# Utility

Door leading from entrance hall, window to side aspect. Space for washing machine and tumble dryer.

# **Dining Room**

15' 6" x 11' 3" ( 4.72m x 3.43m )

Door leading from entrance hall. ample space for a range of different needs, radiator.

Built in storage and shelves. Door leading to fourth bedroom/office.

# **Bedroom 4/ Office**

11' 5" x 10' 4" ( 3.48m x 3.15m )

accessed via dining room, dual aspect windows to rear and side. Carpet flooring and radiator. Built in storage/wardrobe.

#### Kitchen

23' 7" x 10' 5" ( 7.19m x 3.17m )

the kitchen lends itself to many different uses due to the size and the shape, range of base and wall units, belfast sink, space for large range cooker, built in extractor, space for dishwasher and fridge/freezer. breakfast bar with ample easy dining space, door and window leading to the side of the property and a door leading to the hallway.

# Landing

The landing contains a window allowing views over the rear of the property and rural views behind. an open area for seating and access to both upstairs bedrooms respectively.

#### **Bedroom 1**

18' 7" x 10' 3" ( 5.66m x 3.12m )

a brilliant sized room, containing a skylight, an additional window over the front of the property, radiator, eaves-storage and access to the En-suite

#### **En-Suite**

8' 6" x 7' 11" ( 2.59m x 2.41m )

tiled shower cubicle, sink and WC. Tiled flooring, part tiled walls, sky light and an extractor fan.

#### **Bedroom 2**

18' 7" x 11' 11" ( 5.66m x 3.63m ) carpet, radiator and space for a double bed



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.





# welcome to

# Barracouta Fakenham Road, Horningtoft DEREHAM

- DETACHED
- FANTASTIC LOCATION
- POTENTIAL TO EXPAND
- SPACIOUS LIVING ACCOMMODATION
- REDUCED TO SELL

Tenure: Freehold EPC Rating: D

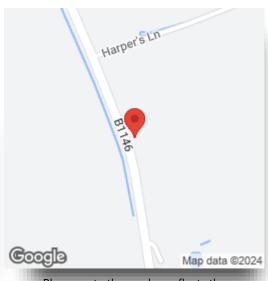
offers in excess of

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107750



Property Ref: FKM107750 - 0004 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.





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.