



Barracouta Fakenham Road, Horningtoft DEREHAM NR20 5DP

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 ceiling, 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.



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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

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Property Ref:
FKM107750 - 0004

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