



Sandy Lane, Fakenham NR21 9EY

welcome to

Sandy Lane, Fakenham

A spacious detached bungalow situated on the edge of Fakenham market town. This property has recently undergone a fantastic extension, with two reception rooms, four bedrooms, three bathrooms and utility area. The plot is spacious with south facing lawn and ample parking.



Entrance Porch

Door to the front

Lounge

20' 3" x 12' 1" (6.17m x 3.68m)

Wooden double glazed window to the front, radiator and TV point.

Kitchen

14' 3" x 12' 5" (4.34m x 3.78m)

Fitted with a range of wall and base units with worksurfaces over, inset sink and drainer with tiled splashbacks. Range cooker with brick surround, space for fridge-freezer and tiled flooring. Wooden double glazed window to the rear, loft access and radiator.

Utility

6' 8" x 5' 8" (2.03m x 1.73m)

Fitted with a range of wall and base units with worksurfaces over, space and plumbing for washing machine & dishwasher and tumble dryer, radiator, wooden double glazed window to the side and tiled flooring.

Reception room

16' 7" x 14' 10" (5.05m x 4.52m)

Wooden double glazed window to the side, radiator, patio doors to the side opening into the garden, laminate flooring. wall lights and fireplace.

Bedroom One

15' 7" x 10' 7" (4.75m x 3.23m)

Wooden double glazed window to the side, radiator and wall lights, opening into the dressing room

Dressing Room

Doors into inner hall

En-Suite

WC. wash hand vanity unit, shower cubicle, laminate flooring, radiator and wooden double glazed window to the side.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Large bay window to the front, radiator and built in storage cupboards.

En-Suite

WC, wash hand basin, bidet and bath with shower over and tiled splashbacks. Laminate flooring, radiator and double glazed window to the side.

Bedroom Three

12' 5" x 11' 2" (3.78m x 3.40m)

Wooden window to the rear, tv point, radiator, USB sockets and door to the jack and jill bathroom

Shower Room

Newly fitted jack and jill shower room, with double walk in shower unit, vanity unit and wash hand basin, WC, heated towel rail and wooden window to the rear. Door to bedroom 3 and the lounge

Bedroom Four

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed large bay window to the side, radiator and fireplace.

Outside

As you approach the property from the front you will enter via the driveway suitable for a number of cars. The property is situated on a corner plot, with patio area perfect for hosting and enjoying the gorgeous sun trap at the rear of the property. The patio area leads to the back door of the property and the good sized private garden that is predominately laid to lawn. The garden is a perfect size for any family, providing you with the perfect opportunity to create your own slice of oasis.



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welcome to

Sandy Lane, Fakenham

- Extended detached bungalow
- Four bedrooms & three bathrooms
- Two reception rooms
- Corner plot garden
- Ample off road parking

Tenure: Freehold EPC Rating: E

offers in the region of

£475,000



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 inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107745 - 0004

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william h brown



01328 864922



Fakenham@williambrown.co.uk



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



williambrown.co.uk