



Mallard Close, Fakenham NR21 8PU

welcome to

Mallard Close, Fakenham

A spacious detached home within easy reach of Fakenham town centre and beautiful countryside walks overlooking Pensthorpe Nature Reserve. This property benefits from two reception rooms, four bedrooms with an en-suite to master, garage, parking and enclosed garden. Viewing highly recommended



Entrance Hall

Understairs cupboard and door to the front of the property.

Cloakroom

WC, wash hand basin, radiator and uPVC window to the side of the property.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Electric fire, air con unit, radiator and uPVC window to the front of the property.

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Radiator and uPVC patio doors.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Kitchen with wall and base units, space for cooker, extractor, sink with drainer, tiled splash back, radiator and uPVC window to the rear of the property.

Utility Room

Wall and base units, sink with drainer, boiler and radiator.

Landing

Loft access, airing cupboard, radiator and uPVC window to the side of the property.

Bedroom One

15' 4" x 10' 8" (4.67m x 3.25m)

Radiator and uPVC window to the front of the property.

En Suite

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

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

uPVC window to the rear of the property and radiator.

Bedroom Three

11' 8" x 8' 2" (3.56m x 2.49m)

uPVC window to the front of the property and radiator.

Bedroom Four

8' 9" x 7' 2" (2.67m x 2.18m)

uPVC window to the rear of the property and radiator.

Bathroom

Suite comprising of WC, wash hand basin, shower, bath, electric towel rail, tiled walls and uPVC window to the side of the property.

Rear Garden

Fully enclosed and laid to ease of maintenance with patio, lawn with shrubs and flowering borders and decked area.

Garage

15' 7" x 8' 2" (4.75m x 2.49m)

Up & over door, power and light



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.



view this property online williambrown.co.uk/Property/FKM107772



welcome to

Mallard Close, Fakenham

- Detached house
- Two reception rooms
- Four Bedrooms, en-suite to master bedroom
- Enclosed garden
- Garage & parking

Tenure: Freehold EPC Rating: B

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107772



Property Ref:
FKM107772 - 0003

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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk