



Magnolia Close, Fakenham NR21 8GD

welcome to

Magnolia Close, Fakenham

**** CHAIN FREE **** A fantastic opportunity to purchase this immaculately presented chalet bungalow. The chalet itself is situated on a private road along with just two other properties. The property has been finished to the highest of standards and boasts spacious living accommodation throughout.



Entrance Hall

Oak and glass staircase to the first floor, Karndean vinyl floor tiles and ceiling lights.

Lounge

24' 9" x 13' 7" (7.54m x 4.14m)

UPVC bi-fold doors leading outside to the rear garden, electric fire, TV point, telephone point, engineered oak flooring, wall lights, windows to the front and rear.

Kitchen / Dining Room

16' 9" x 15' (5.11m x 4.57m)

Kitchen with a range of shaker style base and wall units with quartz worktops, white ceramic sink and drainer, integrated Neff appliances, double oven, microwave, induction hob with an extractor hood over, full size fridge, and dishwasher, Quooker boiling water tap, karndean vinyl floor tiles .UPVC French doors with glazed panels to the sides leading outside to the rear garden and windows to the side and rear.

Shower Room

WC, wash hand basin, shower cubicle, towel rail, built in storage unit, tiled floor, tiled walls and extractor.

Utility Room

9' 5" x 7' 5" (2.87m x 2.26m)

Wall and base units, worktop with space and plumbing under for a washing machine, integrated fridge freezer, Karndean vinyl floor tiles, ceiling lights and a window to the side.

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Large built-in wardrobe cupboard, TV point, ceiling lights and window to the front.

Landing

Airing cupboard, radiator, loft hatch, ceiling lights and velux window to the front.

Bedroom One

16' 6" x 15' (5.03m x 4.57m)

Radiator, TV point, telephone point, fitted cupboard to eaves which is shelved out, velux window to the front and a dormer window overlooking the rear garden.

Bedroom Two

15' x 12' 2" (4.57m x 3.71m)

Fitted cupboard to eaves which is shelved out, TV point, radiator, velux window to the front and a dormer window overlooking the rear garden.

Bathroom

Suite comprising of bath, shower cubicle, vanity storage with twin wash basins, WC, wall cupboard, tiled floor, tiled walls, 2 chrome towel radiators and 2 velux windows.

Outside

The property is approached by a brick weave gravelled driveway providing parking, leading to the garage with a small lawn front garden.

The south facing rear garden has a porcelain tiled terrace with steps leading down to lawn and summer house with double glazing, electric and wall lights,

Garage

Electric shutter door to the front, power and UPVC window to the side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Magnolia Close, Fakenham

- GUIDE PRICE £500,000-525,000
- IMMACULATELY PRESENTED
- GARAGE & BOILER ROOM
- STUNNING KITCHEN & DINER
- SOUTH FACING GARDEN

Tenure: Freehold EPC Rating: C

guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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