

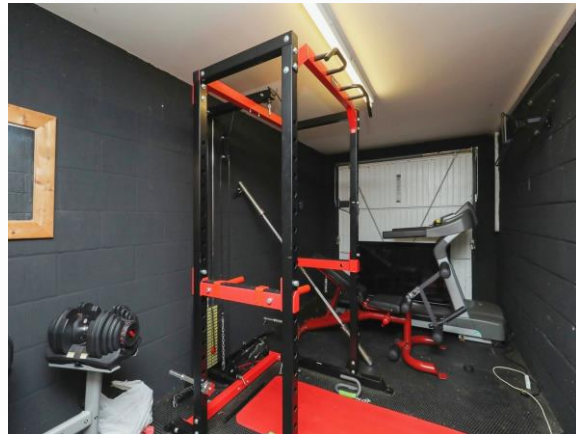


**Oak Tree Cottage Sandy Lane, Fakenham NR21 9EX**

**welcome to**

**Oak Tree Cottage Sandy Lane, Fakenham**

Offers invited on this detached chalet property offered to the market with no onward chain! The property has spacious accommodation to include kitchen / breakfast room, two reception rooms, four bedrooms, master with en-suite, integral garage, driveway and private garden!



### Entrance Hall

Boot room into garage and door to the front of the property.

### Shower Room

Shower, WC, wash hand basin and heated towel rail.

### Utility Room

Plumbing for washing machine and door to the side of the property.

### Lounge

15' 3" x 13' 9" ( 4.65m x 4.19m )

TV, electric wall heater, patio doors to the rear and uPVC window to the side of the property.

### Dining Room

14' 1" x 9' 7" ( 4.29m x 2.92m )

Electric wall heater, patio doors to the rear and uPVC window to the side of the property.

### Kitchen

17' 7" x 9' 6" ( 5.36m x 2.90m )

Kitchen with wall and base units, eye level oven, electric hob, tiled splash back, stainless steel sink with drainer, uPVC window to the front and side of the property.

### Landing

Storage cupboard and uPVC window to the side of the property.

### Bedroom One

15' 2" x 11' 2" ( 4.62m x 3.40m )

Electric heater and uPVC window to the rear of the property.

### En Suite

Suite comprising of shower, WC and wash hand basin.

### Bedroom Two

13' 4" x 9' 9" ( 4.06m x 2.97m )

uPVC window to the rear of the property.

### Bedroom Three

11' 9" x 8' 8" ( 3.58m x 2.64m )

Electric heater and uPVC window to the front of the property.

### Bedroom Four

15' 2" x 7' 10" ( 4.62m x 2.39m )

Electric heater and uPVC window to the front of the property.

### Bathroom

Suite comprising of bath with shower over, WC, wash hand basin and tiled splash back.

### Outside

The property is approached by a gated driveway providing ample off road parking for a number of vehicles and access into the garage.

The rear garden is fully enclosed and offers a high degree of privacy, there are various trees, shrubs and flowering borders



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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welcome to

## Oak Tree Cottage Sandy Lane, Fakenham

- Guide £375,000 - £400,000
- Detached chalet
- Three reception rooms
- Integral garage & driveway
- Generous & private rear garden

Tenure: Freehold EPC Rating: E

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM107816 - 0005

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