

# Rose Walk, Wicken Green Village Fakenham NR21 7QF



## welcome to

## Rose Walk, Wicken Green Village Fakenham

A recently renovated and extended four bedroom semi detached bungalow situated within the ever popular Wicken Green village. The property has been finished to the highest of standards and boasts four bedrooms, large lounge / diner with wood burning stove, modern kitchen and much more!













#### Inner Hall

Pantry cupboard, airing cupboard with boiler and radiator.

#### Lounge

26' 11" x 17' max ( $8.20m \times 5.18m max$ ) Wood burning stove with tiled hearth, coving, TV point, fan, wooden floor, stairs to the first floor. and uPVC window to the front and rear of the property.

### Kitchen

#### 11' 1" x 8' 1" ( 3.38m x 2.46m )

Kitchen with wall and base units, double eye level oven, electric hob, extractor, sink with drainer, space for fridge freezer and washing machine, tiled walls and open into:

#### **Dining Room**

Radiator, door to the rear and uPVC window to the rear and side of the property.

#### Landing

Storage cupboard

#### Bedroom One (ground Floor)

11' x 9'  $(3.35m \times 2.74m)$ Radiator and uPVC window to the rear of the property.

**En Suite** WC, wash hand basin and fully tiled.

#### **Bedroom Three (ground Floor)**

15' 9" + wardrobe x 10' 10" (4.80m + wardrobe x 3.30m) Built in wardrobes, TV point, radiator and uPVC window to the front of the property.

#### **Bedroom Two**

16' 10" x 11' 1" ( 5.13m x 3.38m ) Eaves storage, TV point and velux window to the rear of the property.

### **Bedroom Four**

11' 1" x 9' ( 3.38m x 2.74m ) Eaves storage and velux window to the rear with built in blinds.

#### **Shower Room**

Walk in shower, WC, wash hand basin, tiled and uPVC window to the rear of the property.



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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## Rose Walk, Wicken Green Village Fakenham

- GUIDE PRICE 280,000 290,000 •
- EXTENDED PLOT WITH ADDED WORKSHOP
- FOUR BEDROOMS
- LARGE LOUNGE & DINER
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

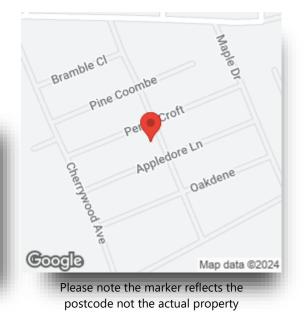
guide price £280,000





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Property Ref: FKM107868 - 0002 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.

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