



**Victoria Lane, Fakenham NR21 8LB**

**welcome to**

**Victoria Lane, Fakenham**

Offered with no onward chain is this beautiful detached bungalow with accommodation extending to 1900 SQFT and situated on a plot of approximately of 1/3 acre. Accommodation is versatile with three reception rooms, four bedrooms, a study and a classic kitchen, garage, workshop & double cart shed.



### **Entrance Hall**

Door to the front, tiled ledge, tiled floor and uPVC window to the side of the property.

### **Study**

9' 11" x 8' 1" ( 3.02m x 2.46m )

Fitted shutters and uPVC window to the front of the property.

### **Bedroom Four**

13' x 8' 1" ( 3.96m x 2.46m )

TV point and uPVC window to the rear of the property.

### **Cloakroom**

Tiled floor, WC, wash hand basin, tiled floor, tiled splash back and uPVC window to the rear of the property.

### **Kitchen / Breakfast Room**

14' x 15' ( 4.27m x 4.57m )

Kitchen with gas AGA, gas hob, extractor, double eye level oven, dish washer, space for fridge/freezer, wall and base units, granite worktops and upstands, tiled splash back, uPVC window to the front and side to the property, tiled floors.

### **Utility Room**

12' x 9' 11" ( 3.66m x 3.02m )

Wall and base units with work surfaces over, stainless steel sink and drainer, space for washing machine, water softener, boiler room and underfloor heating controls. Access into the loft and uPVC door to the rear

### **Dining Room**

19' x 15' ( 5.79m x 4.57m )

Fitted book cases, TV point, engineered oak floor and uPVC window to the rear of the property.

### **Lounge**

17' 10" x 17' 11" ( 5.44m x 5.46m )

Wood burner with brick and tiled hearth, wooden mantle, fitted shutters, engineered oak floor and uPVC window to the front of the property.

### **Orangery**

20' 11" x 14' ( 6.38m x 4.27m )

Tiled floor, door to the front, uPVC window to the front and side of the property.

### **Bedroom One**

14' 11" x 11' 11" ( 4.55m x 3.63m )

TV point and uPVC window to the rear of the property.

### **En Suite**

Suite comprising of shower, WC, wash hand basin, vanity, shaver point, heated towel rail and uPVC window to the rear of the property.

### **Bedroom Two**

13' 11" x 12' ( 4.24m x 3.66m )

TV point, telephone point and uPVC window to the rear of the property.

### **Bedroom Three**

12' x 11' 10" + recess ( 3.66m x 3.61m + recess )

TV point and uPVC window to the rear of the property.

### **Bathroom**

Suite comprising of bath with shower, WC, wash hand basin, vanity, extractor, radiator, tiled walls, oak flooring and uPVC window to the rear of the property.

### **Outside**

The property is approached by a gated driveway which provides ample parking on a shingle driveway. The garden is fully enclosed and offers a high degree of privacy, there is a lawn with patio seating from the orangery and lobby which is great for entertaining. There is a variety of shrubs, flowering borders and a selection of fruit trees.

There is access to the garage and workshop to the rear of the property and a double oak framed cart shed to the front.

### **Garage**

23' 1" x 9' 1" ( 7.04m x 2.77m )

Pedestrian access, light and up and over door to the front.

### **Workshop**

17' x 10' 1" ( 5.18m x 3.07m )

Pedestrian door to the front, radiator, velux to front & rear and uPVC window to the rear.

### **Double Oak Cart Shed**

18' 1" x 19' ( 5.51m x 5.79m )

External stairs to storage area, power with light.

### **Greenhouse**

23' 10" x 11' 10" ( 7.26m x 3.61m )

Hand built timber greenhouse with door to the front.

### **Agents Note**

The property has underfloor heating throughout, with the controls located in the utility room

There are solar panels which are owned by the property.

### **Location**

Fakenham is a busy market town with a range of shopping facilities, supplemented by the regular Thursday Markets. There are schools for all aged along with medical facilities. The town enjoys good road links to both King's Lynn and Norwich, King's Lynn having a main line railway to Cambridge and London, and Norwich having an International Airport. The town offers various leisure opportunities including ten pin bowling, cinema, library, several public houses and restaurants. There are many country pursuits nearby, most notably the unspoilt North Norfolk coastline, national hunt racing at Fakenham and several golf courses.



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## Victoria Lane, Fakenham

- Detached single storey residence
- Accommodation of 1900 SQFT on 1/3 acre plot
- Three reception rooms, four bedrooms and three bathrooms
- Double cart shed, garage & workshop
- Offered with no onward chain

Tenure: Freehold EPC Rating: D

guide price

**£650,000**



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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Property Ref:  
FKM107903 - 0002

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