



West Willows The Street, Little Snoring Fakenham NR21 0HU

welcome to

West Willows The Street, Little Snoring Fakenham

A detached single storey residence situated on an unspoilt plot of over 4 acres (STMS). This property is a great opportunity for equestrians, small holdings, grazing land or a wild flower meadow. Accommodation to include three bedrooms, two reception rooms, a double garage and ample parking.



Porch

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

Hall

Electric heater, two storage cupboards and door to the front of the property.

Lounge

21' x 14' 1" (6.40m x 4.29m)

Fireplace, TV point, two radiators and triple aspect uPVC windows to the front, rear and side.

Dining Room

14' x 10' 1" (4.27m x 3.07m)

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

Kitchen

15' 11" x 9' (4.85m x 2.74m)

Kitchen with wall and base units, double eye level oven, electric hob, extractor, sink with drainer, space for washing machine, dishwasher and fridge freezer, tiled walls with splashback, pantry and uPVC window to the rear of the property.

Bedroom One

15' 11" x 11' 1" (4.85m x 3.38m)

Built in wardrobes, radiator and uPVC window to the rear of the property.

En Suite

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

Bedroom Two

11' x 9' 1" (3.35m x 2.77m)

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

Bedroom Three

14' 11" x 9' (4.55m x 2.74m)

TV point, radiator and uPVC window to the front of the property.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, heated towel rail, shaver point, extractor radiator and uPVC window to the side of the property.

Garage

21' x 19' (6.40m x 5.79m)

Up and over doors, power and light.

Outside

The property is approached by a shingle horse shoe driveway, providing off road parking for a number of vehicles and access to the double garage.

The main garden is laid to lawn, with fence and hedge border offering a high degree of privacy.

There is a further paddock with the total plot extending to 4.09 acres STMS, this has previously been used as grazing and has a concrete based outbuilding which requires refurbishment.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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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West Willows The Street, Little Snoring Fakenham

- Detached single storey residence
- Plot of over 4 acres (STMS)
- Three bedrooms & two reception rooms
- Great equestrian, small holding or wild flower meadow
- Double garage & generous drive

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107889 - 0004

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