



Dereham Road, Pudding Norton FAKENHAM NR21 7NA

welcome to

Dereham Road, Pudding Norton FAKENHAM

A well presented family home with spacious accommodation to include two reception rooms, 4 bedrooms (1 on the ground floor with en-suite shower room), a generous kitchen, private garden, off road parking & field views - all this within easy reach of Fakenham Town.



Porch

Door to the front, vinyl flooring and window to each side.

Lounge

19' 3" x 11' 10" (5.87m x 3.61m)

Staircase leading up to the first floor landing, radiator and window to the front.

Dining Room

9' 3" x 19' 3" (2.82m x 5.87m)

Cupboard housing the gas-fired combi boiler and window to the rear.

Kitchen

20' 6" x 9' 9" (6.25m x 2.97m)

Kitchen with oak wall and base units with tiled worktops, sink, tiled splashback, space for a range style cooker with gas connection, plumbing for a dishwasher and washing machine, walk-in storage alcove with fitted shelving an ideal pantry with automatic lights, space for an American style fridge freezer, tiled floor, door and window to the rear.

Bedroom One (Ground Floor)

12' 8" x 9' 5" (3.86m x 2.87m)

(Currently used as home office) uPVC French doors leading outside to the rear garden.

En Suite

A suite comprising shower cubicle with an electric shower, WC, wash basin, tiled splashback, extractor fan and a window to the side.

Bedroom Two

8' 11" x 7' 2" (2.72m x 2.18m)

uPVC window to the front.

Bedroom Three

12' 8" x 9' 5" (3.86m x 2.87m)

uPVC window to the rear,

Bedroom Four

8' 11" x 7' 2" (2.72m x 2.18m)

uPVC window to the front.

Bathroom

Suite comprising of panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, WC, vanity storage unit with wash basin, chrome towel radiator, tiled splashbacks, extractor fan and a window to the rear.

Outside

The property is approached by a brick weave driveway providing ample off road parking. The rear garden is fully enclosed and mainly laid to lawn, offering a high degree of privacy. There is a patio seating area, raised flowering borders and two sheds.



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



view this property online williamhbrown.co.uk/Property/FKM107988



welcome to

Dereham Road, Pudding Norton FAKENHAM

- Spacious accommodation
- Three / four bedrooms with en-suite shower room
- Two reception rooms
- Generous garden
- Off road parking

Tenure: Freehold EPC Rating: C

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107988



Property Ref:
FKM107988 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk