



Newman Drive, FAKENHAM NR21 8AN

welcome to

Newman Drive, FAKENHAM

A well presented three bedroom detached bungalow with a pleasant rear garden and kitchen and en-suite. Located in a popular development within Fakenham with a driveway and well sized garage. Be quick to not miss out



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Hall

11' 9" x 6' 9" (3.58m x 2.06m)
Door to the front.

Lounge

11' 4" x 17' 4" (3.45m x 5.28m)
Electric fireplace with mantle over, two windows to the side and double doors leading into the conservatory.

Conservatory

14' 8" x 8' 9" (4.47m x 2.67m)
uPVC with brick doors leading to the rear.

Kitchen

11' 9" x 10' 5" (3.58m x 3.17m)
Kitchen with wall and base units, space for oven, fridge and washing machine, stainless steel sink with drainer and window to the rear.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin and window to the front.

Bedroom One

11' 9" x 15' 7" (3.58m x 4.75m)
Window to the rear of the property.

En Suite

Suite comprising of shower cubicle, WC, wash hand basin and window to the side.

Bedroom Two

11' 8" x 13' 2" (3.56m x 4.01m)
Window to the front of the property.

Bedroom Three

11' 4" x 6' 6" (3.45m x 1.98m)
Window to the front of the property.

Garage

7' 8" x 13' 3" (2.34m x 4.04m)

Outside

Fully enclosed with fence and laid to lawn with patio.



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/FKM107961



welcome to

Newman Drive, FAKENHAM

- Three bedroom detached bungalow
- spacious and light living areas
- south facing rear garden
- Driveway and garage
- offered with no onward chain

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107961



Property Ref:
FKM107961 - 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.

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