



Orchard Grove, Kettlestone Fakenham NR21 0DA

welcome to

Orchard Grove, Kettlestone Fakenham

William h brown are delighted to present this substantial four-bedroom detached family home which is set back from The Street in the quiet village of Kettlestone, five miles from Fakenham. The property itself benefits from having open and light rooms whilst being pristine throughout.



Entrance Hall

19' 3" x 6' 5" (5.87m x 1.96m)

Generous hallway which widens out allowing space for unit/console table, tiled flooring, radiator, thermostat, alarm control panel, storage under stairs, door to cloakroom, UPVC door, UPVC double glazed window.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m)

Tiled flooring, wall and base units with granite worktop, fitted Bosch double cooker, bosh dishwasher, LED lighting, extractor fan, Fisher & Paykell LPG hob, double glazed UPVC window and radiator.

Utility Room

5' 8" x 8' 4" (1.73m x 2.54m)

Tiled flooring, space for fridge freezer and washing machine, wall and base units, granite worktop, fuse box and side door with access to garden.

Lounge

21' 9" x 11' 6" (6.63m x 3.51m)

Carpeted room with walled controls for garage and boiler, triple aspect with two double glazed UPVC windows and patio doors with views to the rear garden, two radiators and multifuel log burner.

Dining Room

12' 7" x 11' 6" (3.84m x 3.51m)

Double aspect with two windows and patio door facing south and west with views to the rear garden, radiator and carpeted floor.

Cloakroom

6' 9" x 2' 5" (2.06m x 0.74m)

Karndean flooring, WC, wash hand basin, radiator and UPVC double glazed window.

Landing

9' 1" x 9' 3" (2.77m x 2.82m)

UPVC double glazed window, radiator, carpeted, loft hatch with loft ladder and airing cupboard with designated heater.

Bedroom One

18' 3" x 11' 6" (5.56m x 3.51m)

Carpeted, dual aspect with two double glazed UPVC windows to the rear with field views, fitted wardrobes, radiator and door to ensuite.

Ensuite

7' 4" x 7' 1" (2.24m x 2.16m)

Shower cubicle, bidet, WC, radiator, vanity unit, extractor fan and UPVC double glazed window.

Bedroom Two

12' 7" x 11' 2" (3.84m x 3.40m)

Double aspect room with two double glazed UPVC windows to the rear with field views, fitted wardrobe, radiator and carpeted floor.

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m)

Carpeted floor, radiator, double glazed UPVC window and fitted wardrobe.

Bedroom Four

8' 8" x 9' 3" (2.64m x 2.82m)

(Currently used as office) Carpeted, radiator and double glazed UPVC window.

Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Newly Refurbished, Karndean flooring with tiled walls, WC, extractor fan, lowered bath, vanity unit and heated towel rail.

Outside

The property is nicely position in the corner of a Secluded grove. The house is approached with a gravelled driveway for a number of cars and leads to the garage, front door and gated side access to the right of the property.



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welcome to

Orchard Grove, Kettlestone Fakenham

- GUIDE PRICE £450,000-£475,000
- FOUR BEDROOM IMMACULATE FAMILY HOME
- OFFERED WITH NO ONWARD CHAIN
- COMPLETELY ENCLOSED AND PRIVATE GARDEN
- QUIET VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

guide price

£450,000



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.localagent.com



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Property Ref:
FKM106657 - 0005

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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.



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