



Thorpland Road, Fakenham NR21 8JQ

welcome to

Thorpland Road, Fakenham

William H Brown are delighted to present this stunning 4 bedroom detached family home finished to a high standard. The property is situated in the popular town of Fakenham. Close to local amenities and just a short drive to the stunning Coast. Call us now to see this brilliant family home!



Entrance Hall

Stairs to first floor with understairs storage and 2 further storage cupboards.

Lounge

13' 8" x 17' 11" (4.17m x 5.46m)

Multi fuel log burner with oak mantle over, ceiling lights, carpet, double aspect window to the side and rear, oak French doors to the rear.

Kitchen

16' 3" x 7' 7" (4.95m x 2.31m)

Wren kitchen comprising of wall and base units with spot lights, double eye level oven, hob with extractor over, integrated dishwasher, stainless steel sink with chrome mixer tap, porcelain tiled flooring and 2 windows to the side.

Dining Room

15' 10" x 10' 7" (4.83m x 3.23m)

Radiator, carpet flooring and dual aspect window to the front and side.

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Wall unit, worksurfaces with space for washing machine and tumble dryer under, space for fridge freezer, porcelain tiled flooring, access to loft for additional storage, window to the side and door to the rear.

Study

9' 10" x 5' 9" (3.00m x 1.75m)

Radiator, oak flooring, cupboard housing the gas meter and ceiling lights.

Shower Room

Suite comprising of shower cubicle, WC, wash hand basin, chrome heated towel rail, tiled walls and flooring and window to the side.

Bedroom Three

13' 10" x 10' (4.22m x 3.05m)

Radiator, carpet flooring and double aspect window to the front and side.

Landing

Access to loft hatch, airing cupboard housing the water tank and sky light.

Bedroom One

14' 1" x 8' 6" (4.29m x 2.59m)

Carpet flooring, radiator, tv point and window to front.

En Suite

Suite comprises of panel bath with glass screen, shower over, chrome style heated towel rail, recess ceiling lights with tiled walls and flooring and window to the side and rear.

Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m)

Fitted wardrobe, carpet flooring, radiator, tv point and window to rear.

En Suite

Suite comprises of corner shower cubicle with chrome, glass sliding doors, hand wash basin, chrome style heated towel rail, recess ceiling lights with tiled walls and flooring.

Bedroom Four

11' 3" x 6' 11" (3.43m x 2.11m)

Fitted double wardrobe with hanging rail, carpet flooring, radiator, tv point and window to side.

Outside

At the front there is a private driveway with gated entrance and lawn area enclosed by fencing with electric charging point.

The rear of the property is mainly lawn with tree and shrub borders, patio seating area, wood store/workshop.



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welcome to

Thorpland Road, Fakenham

- GUIDE PRICE £500,000-£525,000
- Modern and spacious family home
- Multi generational living potential
- Open and inviting reception spaces
- Private and quiet garden

Tenure: Freehold EPC Rating: D

guide price

£500,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108056 - 0003

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