



**Gladstone Road, Fakenham NR21 9BZ**

**welcome to**

**Gladstone Road, Fakenham**

**\*\* 'EPC A' AIR SOURCE & SOLAR PANELS \*\***A fantastic four bedroom three bathroom detached family house, perfectly situated on a tranquil road in the heart of Fakenham. The superb property boasts open plan living, and a private rear garden.



### Entrance Hall

Door to the front, laminate flooring, space for coat hooks and shoe storage etc, staircase leading up to the first floor landing and steps leading down to the open plan kitchen / lounge.

### Kitchen / Lounge

22' 8" x 20' 2" ( 6.91m x 6.15m )

Light and open plan room with laminate flooring, recessed ceiling lights, pendant lighting above the dining space and double doors leading to rear garden.

### Kitchen Area

A range of fitted pale blue base and wall units with marble worktops, butler sink, integrated appliances including a tall fridge freezer, oven with a warming draw below, induction hob with an extractor hood over, microwave and dishwasher.

### Utility Room

8' 7" x 6' 11" ( 2.62m x 2.11m )

Fitted wall cupboards, worktop with spaces and plumbing under for a washing machine and tumble dryer. Air source heating system.

### Bedroom Two

14' 10" x 12' 8" ( 4.52m x 3.86m )

Window to the front of the property, laminate flooring and understairs storage cupboard.

### Shower Room

Suite comprising a shower cubicle with a chrome mixer shower, wash basin and WC, tiled splashbacks, laminate flooring, extractor fan, shelved recess and a window to the side.

### Bedroom One

16' 2" x 11' 4" ( 4.93m x 3.45m )

Two built-in wardrobe cupboards, radiator and a window to the rear.

### Bathroom

A suite comprising a bath with a chrome mixer shower over and glass screen, wash basin, WC, tiled floor and splashbacks, chrome towel radiator, extractor fan and a Velux window.

### Bedroom Three

10' 8" x 10' 2" ( 3.25m x 3.10m )

Radiator and a window to the front of the property.

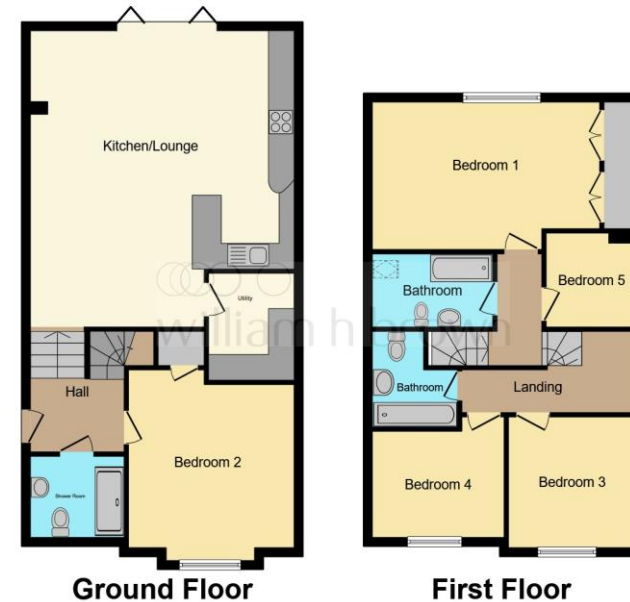
### Bedroom Four

10' 8" x 9' 9" ( 3.25m x 2.97m )

Radiator and a window to the front of the property.

### Bathroom

A suite comprising a bath with a shower mixer tap and glass screen, wash basin, WC, laminate flooring, tiled splashbacks, chrome towel radiator and extractor fan.



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](http://www.focalagent.com)



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## Gladstone Road, Fakenham

- Four bedroom detached
- Three bathrooms
- Open Plan kitchen living area
- Private rear garden
- Quiet road

Tenure: Freehold EPC Rating: A

**£450,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



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



**williamhbrown.co.uk**