



**Salmons Way, Fakenham NR21 8NG**



**welcome to**

**Salmons Way, Fakenham**

A two-bedroom link detached bungalow that has 7 years remaining on the NHBC building warranty. The property is immaculately finished, boasting 2 double bedrooms, large lounge & diner, light & airy kitchen with integrated appliances & a family bathroom. Corner plot with gardens to the side & rear.



### Entrance Porch

Double glazed window and door to the front, window to the side.

### Hallway

Vinyl flooring and radiator.

### Lounge

16' 3" x 11' 8" ( 4.95m x 3.56m )

Satellite tv point, vinyl flooring, radiator, sliding wooden shutters with double patio doors leading to the side garden and double glazed window to the front.

### Kitchen

14' 4" x 10' 3" ( 4.37m x 3.12m )

Kitchen with wall and base units, electric oven with hob and cooker hood, fridge freezer, tumble dryer, integrated washing machine, dishwasher are included, stainless steel sink with drainer, vinyl flooring, spot lights, door to the side and double glazed window to the rear. The kitchen also houses the integrated Worcester Bosch combi boiler for gas central heating.

### Bedroom One

9' 8" x 11' 7" ( 2.95m x 3.53m )

Carpet, radiator and double glazed window to the front.

### Bedroom Two

9' 6" x 10' 3" ( 2.90m x 3.12m )

Telephone and WiFi point, carpet, radiator and double glazed window to the rear.

### Bathroom

Suite comprising of bath with shower over with glass screen, WC, wash hand basin, large airing cupboard with slatted shelves, radiator and double glazed window to the rear.

### Garage

7' 9" x 16' 4" ( 2.36m x 4.98m )

Up and over door to the front with power and light, door to the side and satellite dish attached to the rear.

### Outside

Fully enclosed by fence and mainly laid to lawn.



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)



**view this property online** [williamhbrown.co.uk/Property/FKM108144](http://williamhbrown.co.uk/Property/FKM108144)



welcome to

## Salmons Way, Fakenham

- 7 YEARS NHBC BUILDING WARRANTY
- TWO DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- CORNER PLOT
- GARAGE

Tenure: Freehold EPC Rating: B

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/FKM108144](https://www.williambrown.co.uk/Property/FKM108144)



Property Ref:  
FKM108144 - 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@williambrown.co.uk



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



**williambrown.co.uk**