









## welcome to

# **Arawak The Street, Barney Fakenham**

An individual detached bungalow situated on a west facing plot with open field views. The property has been beautifully renovated and provides a stunning blend of open & modern living, whilst retaining a cosy feel in all 3 bedrooms.













#### **Entrance Porch**

UPVC double glazed door to the front, tiled flooring and UPVC double glazed door to:

#### **Entrance Hall**

Access to loft space, spacious airing cupboard, feature panelling, laminate flooring and radiator.

## Lounge

17' 3" x 10' 9" max ( 5.26m x 3.28m max ) Fireplace with log burner on a tiled hearth, wall lights, laminate flooring, radiator and patio sliding doors leading out into the garden.

### Kitchen

18' 8" x 17' 11" ( 5.69m x 5.46m )

Fitted kitchen with a range of wall and base units with Quartz worksurfaces over (soft close drawers), large island, sink with drainer, integrated double eye level oven, dishwasher and fridge. Electric hob with extractor hood over and tiled splash back. Radiator, laminate flooring with under floor heating and UPVC double glazed windows to the front and 2 to the side. Sliding door to:

## **Utility Room**

11' 7" x 5' 3" ( 3.53m x 1.60m )

Ample wall and base units with worksurfaces over, space and plumbing for washing machine and tumble dryer, space for a fridge/freezer, laminate flooring with under floor heating, hidden sink. UPVC double glazed window and door to the side leading out into the garden.

## **Bedroom One**

11' 6" x 9' 10" ( 3.51m x 3.00m )

UPVC double glazed window to the rear with field views and radiator.

## **Bedroom Two**

12' 1" x 8' 11" ( 3.68m x 2.72m )

UPVC double glazed window to the front, built in wardrobe with storage racking, radiator and laminate flooring.

#### **Bedroom Three**

11' 10"  $\times$  9' 1" (  $3.61m \times 2.77m$  ) UPVC double glazed window to the rear with field views.

### **Bathroom**

Suite comprising of large walk in shower, WC, wash hand basin, vanity unit, tiled flooring with underfloor heating, heated towel rail, extractor fan and UPVC double glazed window to the rear.

#### Outside

Upon approaching the property from the front, you are presented with a large gravelled driveway spanning the width of the property, providing access to the side of the property leading to the rear garden. The rear garden has access via the utility and patio doors from the living room. Upon entering the garden you are presented with an inviting patio area spanning the width of the property and a recently built pergola which offers a sizeable outdoor dining space overlooking the garden. The rest of the garden is laid to lawn with surround borders, a key feature of the garden is the open field views.



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.footalgent.com





## welcome to

# **Arawak The Street, Barney Fakenham**

- **DETACHED BUNGALOW**
- IMMACULATELY PRESENTED THROUGHOUT
- **OPEN FIELD VIEWS**
- THREE DOUBLE BEDROOMS
- PRIVATE SECLUDED PLOT

Tenure: Freehold EPC Rating: D

£440,000

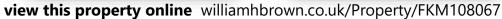








postcode not the actual property





Property Ref: FKM108067 - 0004 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 quidance 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.





01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.