



**Holt Road, Little Snoring Fakenham NR21 0AZ**

**welcome to**

**Holt Road, Little Snoring Fakenham**

A superbly presented three bedroom semi detached house, in the popular village of Little Snoring. Boasting vast amounts of outside space, with a large garden and ample off-road parking. **\*\*OFFERED WITH NO ONWARD CHAIN \*\***





### Entrance Hall

Door to the front, staircase to the first floor landing, laminate flooring and radiator.

### Lounge

13' 9" x 11' ( 4.19m x 3.35m )

Radiator, understairs storage cupboard, laminate flooring and uPVC window to the front.

### Dining Room

13' 9" x 11' 9" ( 4.19m x 3.58m )

Vertical radiator, laminate flooring and uPVC French doors leading outside to the rear garden,

### Kitchen

8' 10" x 7' 3" ( 2.69m x 2.21m )

Kitchen with wall and base units with laminate worktops, stainless steel sink unit with mixer tap, tiled splashbacks. Integrated oven and hob with an extractor hood over, space for a fridge freezer, radiator and uPVC window to the side.

### Utility Room

7' 5" x 2' 10" ( 2.26m x 0.86m )

Worktops with plumbing for washing machine, fitted shelving, laminate flooring and uPVC window to the side.

### Landing

Cupboard housing the hot water cylinder, radiator, loft hatch and uPVC window to the side.

### Bedroom One

13' 9" x 10' 11" ( 4.19m x 3.33m )

Built-in wardrobe, radiator and uPVC window to the front.

### Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

Radiator and uPVC window to the rear.

### Bedroom Three

9' x 7' 5" ( 2.74m x 2.26m )

Radiator and uPVC window to the rear.

### Bathroom

Suite comprising bath with a chrome mixer shower over, vanity storage unit with wash basin, WC. heated towel rail, tiled splashbacks, extractor fan and uPVC window to the side.

### Agents Note

Section 157 Norfolk restriction - the buyer of the property has to have lived or worked in Norfolk for a period of three years before applying to buy the property.



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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## **Holt Road, Little Snoring Fakenham**

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- LARGE GARDENS
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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