



Croxton Road, Fulmodestone Fakenham NR21 0NJ

welcome to

Croxton Road, Fulmodestone Fakenham

Located just a short drive from Fakenham and within the popular Norfolk village of Fulmodeston is this superb two bedroom cottage boasting open plan living with modern kitchen, lounge with wood burning stove, 2 large double bedrooms & a garage. Call now to book a viewing!



Lounge

17' 2" x 11' 10" (5.23m x 3.61m)

UPVC entrance door to the front, UPVC double glazed window to the front, radiator and feature fireplace with multi fuel burning stove.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m)

Fitted with a range of base units with work surfaces over, inset Asterite sink and drainer with tiled splash backs. Space and plumbing for both washing machine & dishwasher and space for fridge-freezer. Central island with electric cooker, electric hob and breakfast bar. UPVC double glazed window to the rear.

Bathroom

WC, wash hand basin with tiled splash backs, bath with shower over, shaver point, extractor fan and UPVC double glazed window to the rear.

First Floor Landing

Stairs from the Kitchen and doors to Bedrooms.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to the front, TV and telephone point and radiator.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)

UPVC double glazed window to the rear and radiator.

Outside

The front of the property has a small patio area with gated entrance. The rear of the property is enclosed with small courtyard area and access to the rear store (with power and lighting).

Garage

7' 8" x 6' 7" (2.34m x 2.01m)

To the side of the property there is a garage suitable for a single car or storage.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Croxton Road, Fulmodestone Fakenham

- GUIDE PRICE £170,000-£180,000
- WELL PRESENTED CHARACTER COTTAGE
- MOTIVATED VENDORS
- TWO DOUBLE BEDROOMS
- COURTYARD AND GARAGE

Tenure: Freehold EPC Rating: E

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108325 - 0003

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