



Mill Road, Hempton Fakenham NR21 7LH

welcome to

Mill Road, Hempton Fakenham

William H Brown are thrilled to present this detached four bedroom Victorian Farmhouse. This is a unique opportunity to purchase a historical period property which could make an excellent home with a range of uses for many years. Please call now to arrange a viewing to avoid missing out.



Entrance Hall

Front door opens into hall with stairs to first floor, access to cellar, pantry store, original tile pavement flooring & radiator. Doors to remaining accommodation.

Cloakroom

Suite comprising WC & wash basin.

Lounge

15' x 13' 11" (4.57m x 4.24m)

Electric fire with surround, original floorboards & front aspect window.

Sitting Room

13' 2" x 12' 9" (4.01m x 3.89m)

Wood burner, carpeted flooring, radiator & window into Conservatory.

Dining Room

15' x 14' 1" (4.57m x 4.29m)

Gas fire, original floorboards, serving hatch, radiator & front aspect window.

Kitchen

12' 8" x 11' 11" (3.86m x 3.63m)

Solid beech bespoke fitted kitchen with a range of wall & base units, work surface with tiled splash back, sink and oven & cooker with hood over. Tiled flooring, radiator and door & window into Utility Room.

Utility Room

15' 1" x 5' 2" (4.60m x 1.57m)

Fitted base units with butler sink, tiled flooring, rear aspect window and doors to outside & Conservatory.

Conservatory

21' 4" x 10' 1" (6.50m x 3.07m)

Double glazed windows to 3 sides, engineered oak flooring & doors to outside.

First Floor Landing

Large airing cupboard, loft hatch, carpeted flooring, radiator & front aspect window. Doors to Bedrooms

& Bathroom.

Bedroom One

14' 4" x 13' 3" (4.37m x 4.04m)

Fitted wardrobe, original floorboards, radiator & front aspect window. Door to En-Suite.

En-Suite

Fully-tiled suite comprising WC, wash basin & shower.

Bedroom Two

14' 10" x 14' 4" (4.52m x 4.37m)

Original floorboards, radiator & front aspect window.

Bedroom Three

13' 1" x 12' 10" (3.99m x 3.91m)

Original floorboards, radiator & rear aspect window.

Bedroom Four

13' 2" x 12' 4" (4.01m x 3.76m)

Original floorboards, radiator & rear aspect window.

Bathroom

Suite comprising WC, wash basin, bath with shower attachment & walk-in shower cubicle. Tiled flooring, heated towel rail & rear aspect window.

Workshop

12' 10" x 10' 6" (3.91m x 3.20m)

Brick built with double glazed UPVC door to front & window to rear.



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welcome to

Mill Road, Hempton Fakenham

- GUIDE PRICE £475,000-£500,000
- DETACHED VICTORIAN FARMHOUSE
- FOUR DOUBLE BEDROOMS AND EN SUITE TO MASTER
- VENDORS HAVE FOUND
- BESPOKE SOLID BEECH KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D



offers in the region of
£485,000

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



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Property Ref:
FKM108343 - 0005

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