



Mallard Close, Fakenham NR21 8PU

welcome to

Mallard Close, Fakenham

A spacious detached home within easy reach of Fakenham town centre and beautiful countryside walks overlooking Pensthorpe Nature Reserve. This property benefits from 2 reception rooms, 4 bedrooms with an en-suite to master, garage, parking & enclosed garden. Viewing highly recommended.



Entrance Hall

Understairs cupboard and door to the front of the property.

Cloakroom

WC, wash hand basin, radiator and uPVC window to the side of the property.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Electric fire, air con unit, radiator and uPVC window to the front of the property.

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Radiator and uPVC patio doors.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Kitchen with wall and base units, space for cooker, extractor, sink with drainer, tiled splash back, radiator and uPVC window to the rear of the property.

Utility Room

Wall and base units, sink with drainer, boiler and radiator.

Landing

Loft access, airing cupboard, radiator and uPVC window to the side of the property.

Bedroom One

15' 4" x 10' 8" (4.67m x 3.25m)

Radiator and uPVC window to the front of the property.

En Suite

Suite comprising of WC, wash hand basin, shower, fully tiled, radiator and uPVC window to the front of the property.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

uPVC window to the rear of the property and radiator.

Bedroom Three

11' 8" x 8' 2" (3.56m x 2.49m)

uPVC window to the front of the property and radiator.

Bedroom Four

8' 9" x 7' 2" (2.67m x 2.18m)

uPVC window to the rear of the property and radiator.

Bathroom

Suite comprising of WC, wash hand basin, shower, bath, electric towel rail, tiled walls and uPVC window to the side of the property.

Rear Garden

Fully enclosed and laid to ease of maintenance with patio, lawn with shrubs and flowering borders and decked area.

Garage

15' 7" x 8' 2" (4.75m x 2.49m)

Up & over door, power and light



Ground Floor



First Floor

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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welcome to

Mallard Close, Fakenham

- Detached house
- Two reception rooms
- Four Bedrooms, en-suite to master bedroom
- Enclosed garden
- Garage & parking

Tenure: Freehold EPC Rating: B

offers in excess of

£343,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107772 - 0009

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