



19 Farm Drive, Fakenham NR21 8QG

welcome to

19 Farm Drive, Fakenham

A fantastically presented 4 bedroom detached family home in the popular town of Fakenham. The current owners have made several thoughtful improvements, including beautifully landscaped gardens, a fantastic patio area, & a separate BBQ. EPC RATING B



Entrance Hall

Door to the front, stairs to the first floor, storage cupboard and LVT flooring.

Lounge

13' 7" x 15' 7" (4.14m x 4.75m)

Carpet, French double doors leading to the rear garden and uPVC window to the side.

Dining Room

9' 9" x 10' 6" (2.97m x 3.20m)

LVT flooring and uPVC window to the front.

Kitchen / Diner

12' 7" x 14' 3" (3.84m x 4.34m)

Kitchen with wall and base units, double eye level oven, integrated gas hob with extractor over, fridge freezer, stainless steel sink, LVT flooring, French double doors leading to the rear garden and uPVC window to the side.

Utility Room

5' 5" x 3' (1.65m x 0.91m)

Base units, space for washing machine and stainless steel sink.

Office

9' 7" x 6' 2" (2.92m x 1.88m)

LVT and uPVC window to the front.

Landing

Storage cupboard

Bedroom One

10' 7" x 12' 9" (3.23m x 3.89m)

Fitted wardrobe, radiator, carpet and uPVC window to the rear.

En Suite

Suite comprising of shower, WC, wash hand basin and towel rail.

Bedroom Two

12' 9" x 11' 6" (3.89m x 3.51m)

Radiator, carpet and uPVC window to the front.

Jack & Jill Shower Room

Suite comprising of shower, WC and wash hand basin.

Bedroom Three

9' 8" x 11' 5" (2.95m x 3.48m)

Radiator, carpet and uPVC window to the front.

Bedroom Four

9' 7" x 9' 6" (2.92m x 2.90m)

Radiator, carpet and uPVC window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin and half tiled.

Rear Garden

Patio seating area, artificial grass and fully enclosed by fence.

Garage

10' 8" x 23' (3.25m x 7.01m)

Up and over door to the front, pedestrian door to the side and electricity.



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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19 Farm Drive, Fakenham

- FOUR BEDROOM DETACHED
- THREE BATHROOMS
- NICELY PRESENTED THROUGHOUT
- NEWLY BUILT 2021
- MODERN FITTED KITCHEN

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

offers in excess of

£410,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108358 - 0007

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