









welcome to

Meadow Rise, South Creake Fakenham

Beautifully refurbished 2 bedroom bungalow in the highly sought after village of South Creake. Boasting contemporary living with practical finishes. Offered to the market with no onward chain.













Lounge

12' 3" x 17' 4" (3.73m x 5.28m)

Storage cupboard, built in storage, airing cupboard, electric radiator, fitted air conditioning unit, LVT flooring and double glazed window to the front.

Kitchen

9' 2" x 5' 9" (2.79m x 1.75m)

Kitchen with wall and base units, electric oven, hob with extractor over, sink with drainer, fridge freezer, tiled splash back and double glazed window to the rear with countryside views.

Bedroom One

9' 2" x 9' 8" (2.79m x 2.95m)

Electric radiator and double glazed window to the front.

Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)

Offers flexible living with study bed that can be converted into a double bed or large desk, electric radiator and double glazed patio door to rear garden.

Bathroom

Suite comprising of walk in shower, WC, wash hand basin, shaver point, extractor, towel rail and double glazed window to the rear.

Outside

Large back garden with decking and sun terrace an under decking storage area and gate to rear pedestrian access path.

Front garden, shingle driveway and sun terrace area plus EV charger.



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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- New kitchen & bathroom
- Move in ready
- EV charger
- Air conditioning
- Countryside views

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£235,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108360

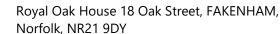


Property Ref: FKM108360 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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