

Olivet Way, Fakenham NR21 9TD



welcome to

Olivet Way, Fakenham

This spacious home comprises of: entrance hall, ground floor cloakroom, kitchen, lounge/ diner, family bathroom, three bedrooms, master with ensuite, enclosed rear garden, garage & parking space in front.

Call now to arrange your viewing!













Entrance Hall

Door to the front and stairs to the first floor.

Lounge

14' 3" x 16' 8" (4.34m x 5.08m) Feature fireplace, storage cupboard and double glazed doors leading into conservatory.

Kitchen (open plan)

7' 7" x 10' 5" (2.31m x 3.17m) Kitchen with wall and base units, breakfast bar, builtin appliances, including an electric oven, fridge/freezer, washing machine, dishwasher and window to the front.

Conservatory

12' x 8' ($3.66m \times 2.44m$) uPVC and brick built with doors leading into rear garden.

Cloakroom WC, wash hand basin and window to the front.

Landing Stairs to the second floor, storage cupboard and window to the front.

Bedroom One

12' 2" x 12' 7" ($3.71m\ x\ 3.84m$) Fitted wardrobe and window to the rear.

En Suite Suite comprising of bath with shower over, WC and wash hand basin.

Bedroom Two

12' 1" x 10' 7" ($3.68m\ x\ 3.23m$) Fitted wardrobe and window to the rear.

Bedroom Three

7' 7" x 8' 9" (2.31m x 2.67m) Window to the front.

Bathroom

Suite comprising of bath, walk in shower, WC and wash hand basin.



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 lability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

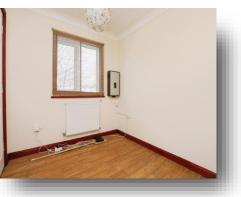
Olivet Way, Fakenham

- WALKING DISTANCE TO MANY AMENITIES
- OFFERED WITH NO ONWARD CHAIN
- GARAGE WITH PARKING
- THREE SPACIOUS DOUBLE BEDROOMS
- EN SUITE WITH MASTER BEDROOM .

Tenure: Freehold EPC Rating: C Council Tax Band: C

£225,000





view this property online williamhbrown.co.uk/Property/FKM108391



Property Ref: FKM108391 - 0003

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01328 864922



Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

