



North Park, Fakenham NR21 9RQ

welcome to

North Park, Fakenham

William H Brown are pleased to offer this wonderful 3 bedroom detached family home, within a popular residential development with a private and enclosed garden and garage, built by Norfolk Homes in the market town of Fakenham.



Location

Fakenham is a traditional Norfolk market town situated on the River Wensum, located 25 miles North West from the City of Norwich and 10 miles from the sought after North Norfolk coast. Fakenham offers a range of amenities with a market every Thursday, and regular bus links into Norwich and King's Lynn. There are 4 supermarkets, medical and dentist practices and schools for all ages. Fakenham is home to Norfolk's only racecourse, which also hosts a sports centre, golf course, social club and other events.

Entrance Porch

Front porch with entrance door.

Cloakroom

WC and wash hand basin.

Lounge

11' 2" x 20' 6" (3.40m x 6.25m)

Feature fireplace, 2 radiators, carpet, sliding doors into conservatory and window to the front.

Dining Room

10' x 8' 7" (3.05m x 2.62m)

Cupboard, tiled floor, archway into kitchen and door to the rear garden.

Kitchen

7' 9" x 8' 7" (2.36m x 2.62m)

Kitchen with wall and base units, eye level oven, gas hob, space for washing machine and fridge and window to the rear.

Conservatory

10' x 10' 8" (3.05m x 3.25m)

Brick and uPVC surround with door into rear garden.

Bedroom One

11' 6" x 11' 8" (3.51m x 3.56m)

Fitted wardrobes, radiator and window to the rear.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

Fitted wardrobes, radiator and window to the front.

Bedroom Three

8' 8" x 9' (2.64m x 2.74m)

Radiator, carpet and window to the rear.

Bathroom

Suite comprising of shower, WC, wash hand basin, heated towel rail and window to the front.

Garage

7' 9" x 15' 9" (2.36m x 4.80m)



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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welcome to

North Park, Fakenham

- PERFECT FAMILY HOME
- THREE BEDROOMS
- DETACHED HOUSE
- ENCLOSED REAR GARDEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108207 - 0006

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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.



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