









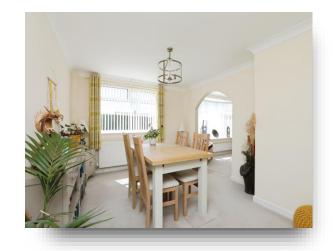
welcome to

Norwich Road, Fakenham

A beautifully presented detached chalet bungalow, boasting vast amount of space throughout the property and fantastically designed and maintained gardens throughout.













Entrance Hall

Radiator and understairs storage and stairs leading to upstairs landing

Lounge

10' 9" x 19' 4" (3.28m x 5.89m)

Electric fire, two radiators and double glazed window to the front.

Dining Room

10' 7" x 13' 1" (3.23m x 3.99m)

Door to entrance hall, radiator and double glazed window to the front.

Sun Room

11' 2" x 24' 4" (3.40m x 7.42m)

Door to the front, radiator and double glazed window to the front.

Kitchen

10' 9" x 10' 3" (3.28m x 3.12m)

Kitchen with wall and base units, double eye level oven, electric hob, extractor, integrated fridge and washing machine, tiled splash back, tiled flooring, pantry cupboard and double glazed window to the rear.

Utility Room

7' 2" x 6' 6" (2.18m x 1.98m)

Base units, door to the rear, double glazed window to the side and rear.

Downstairs Bathroom

Suite comprising of shower cubicle, bath, WC, wash hand basin, tiled walls, towel rail and double glazed window to the side.

Cloakroom

WC and double glazed window to the side.

Bedroom One

12' 1" (MAX) x 13' 1" (3.68m (MAX) x 3.99m)

Two cupboards, radiators and double glazed window to the front.

Bedroom Two

9' 5" (+ Built in wardrobes) x 13' 6" (2.87m (+ Built in wardrobes) x 4.11m) Two cupboards, radiators and double glazed window

Bathroom

to the rear.

Suite comprising of walk in shower, WC, double vanity unit, towel rail and double glazed window to the front, rear and side.

Bedroom Three (Downstairs)

10' 8" x 17' (3.25m x 5.18m)

Electric heaters and double glazed window to the side.

Reception Room / Bedroom Four

10' 8" x 21' 3" (3.25m x 6.48m)

Electric radiator, loft access, double glazed door to the side and double glazed window to the rear.





welcome to

Norwich Road, Fakenham

- BEAUTIFULLY PRESENTED DETACHED CHALET
- FANTASTIC GARDENS
- LARGE DRIVEWAY
- POPULAR LOCATION
- EXTENSIVE INSIDE ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

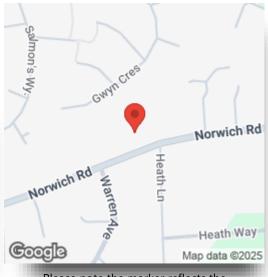
offers in the region of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108092



Property Ref: FKM108092 - 0002 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.





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