



Norwich Road, Fakenham NR21 8LX

welcome to

Norwich Road, Fakenham

A fantastic four bedroom detached family home, set on a large, private plot. Boasting modern fitted kitchen, lounge, dining room, cloakroom and utility space, four bedrooms and family bathroom. Off road parking with garage and beautifully maintained gardens.



Entrance Hall

Double glazed window to the side, door to front and stairs leading to first floor landing.

Dining Room

11' 4" x 13' 3" (3.45m x 4.04m)

Double glazed window to the front, radiator and gas fireplace.

Kitchen & Breakfast Room

12' 1" x 11' 9" (3.68m x 3.58m)

Kitchen with wall and base units, rangemaster cooker with extractor over, sink with drainer, integrated dishwasher, vinyl flooring, radiator and double glazed window to the front and side.

Lounge

20' 6" x 12' (6.25m x 3.66m)

Light and airy dual aspect with double glazed windows to the front and rear, TV point, radiator, electric feature fireplace with door leading into utility & cloakroom

Cloakroom

Double glazed window to the side, WC, wash hand basin.

Utility

Double glazed window to the rear, plumbing for washing machine & tumble dryer, sliding doors to the side leading onto patio.

First Floor Landing

Double glazed window to the side, airing cupboard housing boiler and loft access.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed window to front and rear, radiator.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to the front and radiator

Bedroom Three

10' 4" x 8' 4" (3.15m x 2.54m)

Double glazed window to the rear, radiator, TV point.

Bedroom Four

9' 1" max x 8' 6" (2.77m max x 2.59m)

Double glazed window to the rear & radiator

Bathroom

Double glazed window to the front, WC, wash hand basin, bath with shower above, tiled walls and vinyl flooring.

Garage

17' 1" x 9' 2" (5.21m x 2.79m)

Electric roller door to the front.

Outside

To the front of the property is a dwarf brick wall, with a footpath leading to the front door. To the side of the property there is a shingle driveway providing ample off road parking, it leads to the detached garage which has an electric roller door. The garden is fully enclosed and offers a high degree of privacy. It is mainly laid to lawn with a variety of fruit trees and shrubs, including apples, cherries and blackberries. The borders are well stocked with mature shrubs and plants, there is a patio seating area and wildlife pond.



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welcome to

Norwich Road, Fakenham

- FOUR BEDROOM DETACHED HOUSE
- LARGE PRIVATE WRAP-AROUND GARDEN
- NEWLY FITTED KITCHEN
- SPACIOUS ACCOMMODATION
- POPULAR AREA

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

offers in excess of

£375,000



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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Property Ref:
FKM108408 - 0003

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