









# welcome to

# North Park, Fakenham

A nicely presented three bedroom semi-detached residence perfectly situated within close proximity to amenities, schools & the popular town centre. Call Now to book a viewing!













#### **Entrance Hall**

Entrance door to the front, stairs to the first floor landing, storage cupboard, wooden flooring and radiator.

### Lounge

22' x 12' 3" ( 6.71m x 3.73m )

Double glazed window to the front, understairs cupboard, electric fire, radiator and wooden flooring.

#### Kitchen

13' 3" x 8' (4.04m x 2.44m)

Fitted with a range of wall and base unit with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Integrated dishwasher, space and plumbing for washing machine, integrated oven with electric hob above and extractor fan above. Radiator, tiled flooring and double glazed window to the rear.

### **Conservatory**

7' 11" x 7' 9" ( 2.41m x 2.36m )

Of UPVC double glazed construction, with double glazed windows to the side and rear and door opening into the rear garden.

### **First Floor Landing**

Stairs from the entrance hall, loft access and double glazed window to the side.

#### **Bedroom One**

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double glazed window to the front and radiator.

#### **Bedroom Two**

11' 5" x 9' 11" ( 3.48m x 3.02m )

Double glazed window to the rear and radiator.

### **Bedroom Three**

8' 11" x 7' 3" max ( 2.72m x 2.21m max )

Double glazed window to the front, radiator and airing cupboard.

#### **Bathroom**

WC, wash hand basin with tiled splashbacks, bath with mixer taps, shower over and tiled splashbacks. Heated towel rail and double glazed window to the rear.

#### **Outside**

To the front of the property is a driveway and carport leading to the garage for ample off road parking. There is a door to the rear garden which is fully enclosed mainly laid to lawn with a new sandstone paving seating area.



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 your floor you would be a provinced agent and the provinced agent agent and the provinced agent agent agent and the provinced agent age





### welcome to

# North Park, Fakenham

- £250,000 £270,000 GUIDE PRICE
- THREE BEDROOMS
- PERFECT FIRST TIME BUY
- LARGE LOUNGE & DINER
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: C

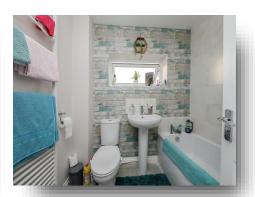
Council Tax Band: B

guide price

£250,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/FKM108388



Property Ref: FKM108388 - 0008 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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