



Gwyn Crescent, Fakenham NR21 8NE

welcome to

Gwyn Crescent, Fakenham

A well-presented three bedroom semi detached house in a popular residential area. Offering spacious accommodation throughout with ample off road parking and rear garden.



Entrance Hall

UPVC double glazed entrance door to the front, UPVC double glazed window to the front, stairs to the first floor landing, radiator and wood effect flooring.

Lounge

21' 8" max x 12' 7" max (6.60m max x 3.84m max)
UPVC double glazed window to the front, UPVC French doors to the rear opening into the rear garden, radiator and electric fireplace.

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m)
Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space and plumbing for washing machine, space for slot in cooker with extractor fan above and wood effect flooring. UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing

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

Bedroom One

12' 8" max x 9' 8" min (3.86m max x 2.95m min)
UPVC double glazed window to the rear and radiator.

Bedroom Two

12' 8" max x 9' 7" (3.86m max x 2.92m)
UPVC double glazed window to the front and radiator.

Bedroom Three

8' 9" max x 5' 6" min (2.67m max x 1.68m min)
UPVC double glazed window to the front, built in storage cupboard and electric heater.

Bathroom

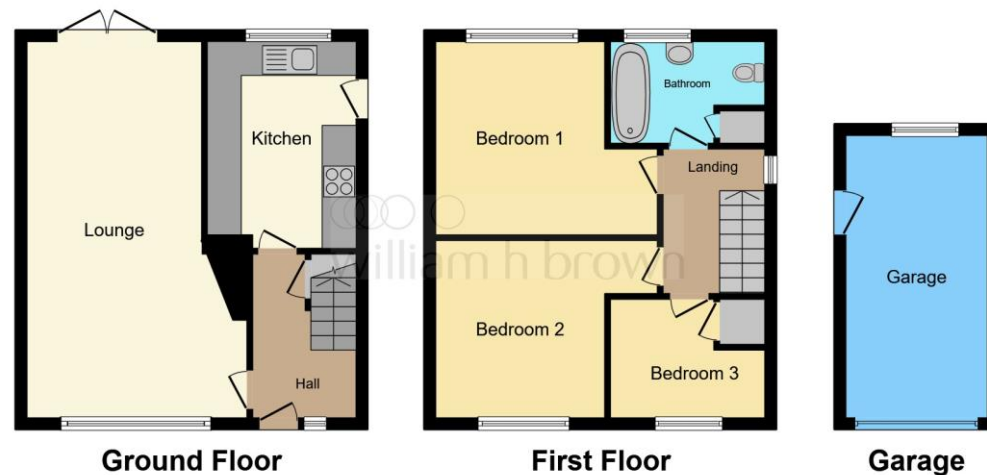
WC, wash hand vanity unit, P shaped bath with shower over and tiled splashbacks. Airing cupboard, extractor fan and UPVC double glazed window to the rear.

Garage

Up and over door to the front and pedestrian door to the side leading into the rear garden.

Outside

The rear garden is fully enclosed with a gate leading to the front. The garden is mainly laid to lawn with a patio seating area and also offers side access to the garage.
To the front of the property is a drive way and access to the garage.



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



view this property online williamhbrown.co.uk/Property/FKM108148



welcome to

Gwyn Crescent, Fakenham

- THREE BEDROOM SEMI DETACHED
- POPULAR LOCATION
- PERFECT FIRST TIME BUYER
- PARKING & GARAGE
-

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108148



Property Ref:
FKM108148 - 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.

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