









welcome to

Meadow Rise, South Creake FAKENHAM

A beautifully presented three bedroom house in the highly sought after village of South Creake. The property has been thoughtfully finished throughout and offers vast amount of space and flexible accommodation. The rear garden is a true retreat, offering a high level of privacy.













Open Plan Lounge / Kitchen;

25' 8" x 18' 4" (7.82m x 5.59m)

Lounge

Carpet, stairs to the first floor, 2 radiators, door to the front and rear, 2 windows to the front and 2 windows to the rear.

Kitchen

Kitchen with base units, electric hob & oven, space for fridge and washing machine, sink with drainer, breakfast bar, ceiling spotlights, tiled splash back and tiled floor.

Landing

Window to the rear.

Bedroom One

9' 4" \times 18' 4" (2.84m \times 5.59m) Storage cupboard, radiator and window to the front and rear.

Bedroom Two

9' 5" x 12' 3" ($2.87m \times 3.73m$) Storage cupboard, radiator and window to the rear.

Bedroom Three

 $9' 8" \times 9' 6"$ ($2.95m \times 2.90m$) Radiator, carpet and window to the rear.

Bathroom

Suite comprising of bath with waterfall shower, wash hand basin, storage cupboard, tiled floor and window to the front.

Wc

WC, wash hand basin and tiled floor.





Ground Floor

First Floor

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 power powe





welcome to

Meadow Rise, South Creake FAKENHAM

- BEAUTIFULLY FINISHED
- STUNNING FIELD VIEWS TO THE REAR
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- LOW MAINTENANCE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

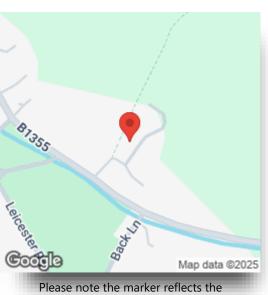
offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108495



Property Ref: FKM108495 - 0005 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.



01328 864922



william h brown

Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

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.