



**Brook Dene Heath Lane, Fakenham NR21 8LN**

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## **Brook Dene Heath Lane, Fakenham**

An immaculately presented 3 bedroom detached family home, ideally located on the sought-after Heath Lane. This property offers generous living space both inside & out, finished to a high standard throughout. In addition it presents excellent scope for future extension & improvement, no onward chain.



## Entrance Porch

Door to the front, window to the front and side

## Entrance Hall

Stairs to the first floor with storage cupboard below, radiator, carpet and door to the front.

## Lounge

12' 2" x 15' 6" ( 3.71m x 4.72m )

Feature fireplace with multifuel burner, radiator, carpet, bay window to front and window to side.

## Dining Room

10' 9" x 9' 6" ( 3.28m x 2.90m )

Radiator, carpet, sliding doors leading into lounge and conservatory and window to the side.

## Kitchen

10' 10" x 12' ( 3.30m x 3.66m )

Kitchen with wall and base units, space for oven and fridge freezer, stainless steel sink with drainer, radiator, door to pantry and window to the rear.

## Conservatory

8' 2" x 10' 5" ( 2.49m x 3.17m )

Upvc surround with door leading to rear garden patio.

## Utility Room

7' 5" x 12' 2" ( 2.26m x 3.71m )

Wall and base units, radiator, door to the front and rear and 2 windows to the front and one to the rear.

## Cloakroom

WC, wash hand basin, part tiled and window to the side.

## Landing

Airing cupboard and window to the side.

## Bedroom One

12' 4" x 15' 8" ( 3.76m x 4.78m )

Two wardrobes, radiator, carpet and window to the front.

## Bedroom Two

12' 5" x 9' 6" ( 3.78m x 2.90m )

Radiator, carpet and window to the rear.

## Bedroom Three

8' 6" x 9' 5" ( 2.59m x 2.87m )

Storage cupboard, radiator, carpet and window to the front.

## Wet Room

Suite comprising of shower WC, wash hand basin, tiled walls and window to the rear.

## Garage

11' 2" x 20' 9" ( 3.40m x 6.32m )

Electric roller shutter door, electric and window to the rear.

## Store

4' 6" x 18' 2" ( 1.37m x 5.54m )

Door to the front and rear, leading to further storage area with Oil tank and wood storage 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 own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Brook Dene Heath Lane, Fakenham

- IMMACULATEDLY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION, PRIVATE ROAD
- LARGE GARAGE AND OUTSIDE STORE WITH POWER
- AMPLE PARKING
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£375,000**



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