









# welcome to

# **Priory Crescent, Binham Fakenham**

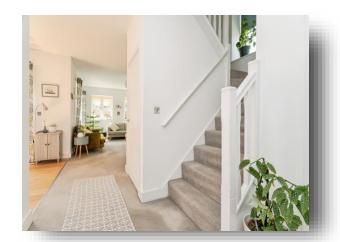
Newly built in 2021 is this immaculately presented three bedroom detached house. Perfectly situated within striking distance of the North Norfolk coastline. The property itself boasts a combination of modern convience with timeless charm. \*\* VIEWING ESSENTIAL \*\*













#### **Entrance Hall**

Door to the front and stairs to the first floor.

### Kitchen/Lounge/Dining Room;

12' 7" x 18' 4" ( 3.84m x 5.59m )

#### Kitchen

Kitchen with wall and base units, island, integated Bosch appliances; double eye level oven, electric hob, washing machine, dish washer, fridge/freezer,wine fridge. Extractor, sink with drainer, tiled spalsh back, double doors leading to the rear patio with window panel, window to the front and side.

# **Lounge / Dining Room**

Woodburner with tiled hearth, carpet, two storage cupboards, two windows to the rear and double doors leading to the rear patio with window panel.

## Landing

Storage cupboard and carpet.

#### **Bedroom One**

11' 8"  $\times$  15' 5" (  $3.56m \times 4.70m$  ) Radiator, carpet and two windows to the rear.

#### **En Suite**

Suite comprising of shower cubicle, WC, wash hand basin and part tiled.

## **Bedroom Two**

12' 6"  $\times$  9' 5" (  $3.81m \times 2.87m$  ) Radiator, carpet and window to the front.

#### **Bedroom Three**

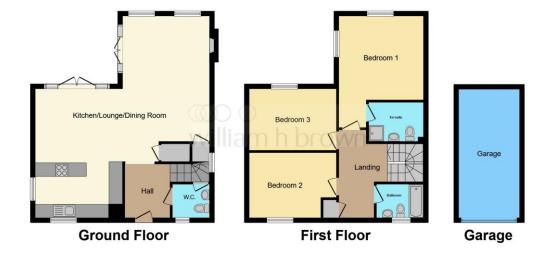
12' 6"  $\times$  8' 5" (  $3.81m \times 2.57m$  ) Radiator, carpet and window to the rear.

#### **Bathroom**

Suite comprising of bath, WC, wash hand basin, part tiled and window to the front.

## Garage

8' 9" x 18' 8" ( 2.67m x 5.69m )



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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# **Priory Crescent, Binham Fakenham**

- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED
- THREE BEDROOMS
- GARAGE & PARKING
- \*\* VIEWING ESSENTIAL \*\*

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £460,000







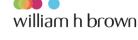


postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108480



Property Ref: FKM108480 - 0003 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



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk

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