



Knoll Gardens, Fakenham NR21 9HA

welcome to

Knoll Gardens, Fakenham

Honeypot cottage is a substantial detached residence tucked away down a private shared driveway. Built to an exceptional standard this impressive property offers 4/5 bedrooms, a south facing garden and a detached double garage with a self contained annex. **** VIEWING ESSENTIAL ****



Entrance Hall

A timber entrance door with side windows leads from the front of the property into the vaulted entrance porch with engineered oak flooring and sash window to the side.

Lounge

21' 2" x 17' 5" (6.45m x 5.31m)

Feature brick and chalk wall, cast iron wood burning stove with exposed flue, integral log storage, ceiling lights, wall lights, TV point, staircase to the first floor with storage below, engineered oak flooring, double aspect with a sash window to the front and French doors with side windows leading to rear patio.

Kitchen / Dining Room

23' 5" x 13' 11" (7.14m x 4.24m)

Bespoke fitted kitchen with a range of base and wall units, oak worktops, circular granite worktop extension and butler sink with a chrome mixer tap. Rangemaster cooker with a ceramic induction hob with extractor over, slate tiled splashback, integrated appliances including slimline dishwasher, full size freezer and microwave. TV point, breakfast bar, wall lights, double glazed bi-fold doors leading to south facing timber decking and French doors with fixed side windows leading out to the side terrace.

Utility Room

6' 6" x 10' 7" (1.98m x 3.23m)

A range of base and wall units with oak worktops with a stainless steel sink, integrated freezer, space/plumbing for a washing machine & tumble dryer, terracotta ceramic floor tiles, extractor fan and partly glazed door leading out to the side of the property.

Study

7' 10" x 10' 7" (2.39m x 3.23m)

Sash window to the front.

Cloakroom

Wash hand basin with vanity cupboard & mirror over, WC, timber panelled walls, extractor fan and terracotta ceramic floor tiles.

Landing

Full height vaulted ceiling, shelved airing cupboard, radiator and skylight window.

Bedroom One

12' x 13' 11" (3.66m x 4.24m)

Feature vaulted ceiling with full height windows and French doors with a Juliet balcony overlooking the rear garden. Fitted double wardrobe, two radiators and engineered oak flooring.

En Suite

Suite comprising of shower cubicle with chrome mixer shower, wash hand basin with vanity cupboard, WC, tiled splash back & floor, chrome towel radiator, extractor fan and a skylight window.

Bedroom Two

11' 7" x 14' 9" (3.53m x 4.50m)

Two fitted wardrobes, corner shelf unit, radiator and sash window to the front.

Bedroom Three

11' 8" x 10' 10" (3.56m x 3.30m)

Two fitted wardrobes, radiator, loft access and sash window to the front.

Bedroom Four

8' 2" x 9' (2.49m x 2.74m)

Fitted wardrobe, radiator, loft access and sash window overlooking the rear garden.

Bathroom

Suite comprising of panelled double ended bath with a chrome mixer tap, wash hand basin on marble topped vanity cupboard with mirror & light above, WC, timber panelled walls, radiator, chrome towel radiator, extractor fan, wall mirrors, tiled floor and sash window to the side.

Outbuilding;

A standout feature is the substantial detached outbuilding, which incorporates a double garage. The third garage has been changed to a kitchen, with a large first-floor bedroom with its own bathroom.

Lounge / Bedroom Five

11' 4" x 22' 6" (3.45m x 6.86m)

Engineered oak flooring, two radiators, ceiling lights and window to the side.

Kitchen

15' 11" x 9' 2" (4.85m x 2.79m)

Kitchen with a range of base cupboards, stainless steel sink unit, spaces and plumbing for white goods, ceramic tiled floor, radiator, staircase to first floor with storage cupboard below and window to the side.

Bathroom

Suite comprising of timber panelled double ended bath with a shower mixer tap, wash hand basin with marble topped vanity cupboard, WC, floor tiles, extractor fan, radiator and window to the side.

Double Garage

15' 11" x 19' (4.85m x 5.79m)

Two sets of double doors to the front.

Outside

The south-facing rear garden is a private and sunny retreat, featuring a lawn, raised timber decking, and a patio accessed directly from both the kitchen/dining room and the sitting room. Mature planting and a Horse Chestnut tree create a peaceful, natural backdrop.

To the front, a five-bar timber gate opens onto a long gravelled driveway offering ample parking and access to the garaging. A discreet gated area beside the outbuilding houses LPG cylinders and provides useful bin storage. Gravel and paved paths surround the property, with side gates leading to the rear garden.



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Knoll Gardens, Fakenham

- SUBSTANTIAL DETACHED DWELLING
- DOUBLE GARAGE & SELF CONTAINED ANNEX
- BUILT TO AN EXCEPTIONAL STANDARD
- PRIVATE PEACEFULL SETTING
- BEAUTIFULL MASTER BEDROOM WITH JUILETTE BALCONY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E



offers in excess of

£650,000

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.localagent.com



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