



Greenway Lane, Fakenham NR21 8BZ

welcome to

Greenway Lane, Fakenham

A beautifully presented three bedroom semi detached house, perfectly located in the popular town of Fakenham. Inside accommodation boasts an open plan lounge / diner, modern fitted kitchen, utility room, three bedrooms and modern bathroom. Ample outside space to the front and rear.



Agents Note:

Planning permission was previously granted to reconfigure the ground-floor layout, changing the utility room into a kitchen/diner and adding a downstairs WC. The planning also included permission for a dropped kerb at the front to allow parking. This planning permission has now lapsed and would need to be resubmitted. The reference number is PF/22/1474.

Entrance Hall

Door to the front, stairs to the first floor and uPVC window to the front.

Lounge

13' 8" max x 11' 6" max (4.17m max x 3.51m max)
Feature fireplace and uPVC window to the rear.

Dining Room

11' 7" x 9' 7" max (3.53m x 2.92m max)
Feature fireplace, radiator and uPVC window to the rear.

Kitchen

10' x 6' 11" into recess (3.05m x 2.11m into recess)
Kitchen with wall and base units, built in oven with hob, space for washing machine and dishwasher, sink with drainer, tiled splashback, radiator and window to the front,

Hall

Door to the front and rear.

Landing

uPVC window to the front.

Bedroom One

12' 9" x 11' 3" inc wardrobe (3.89m x 3.43m inc wardrobe)
Fitted wardrobe, carpet, radiator and uPVC window to the rear.

Bedroom Two

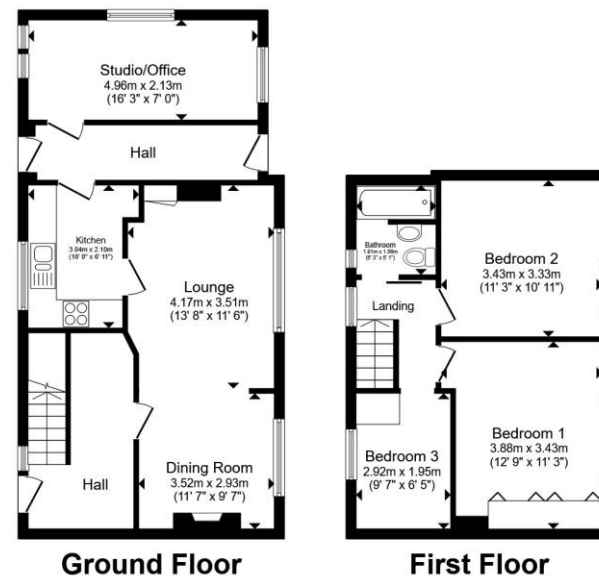
9' 1" + wardrobe x 10' 1" (2.77m + wardrobe x 3.07m)
Wardrobe, carpet, radiator and uPVC window to the rear.

Bedroom Three

9' 7" max x 6' 5" (2.92m max x 1.96m)
Carpet, radiator and uPVC window to the front.

Bathroom

Suite comprising bath with shower over, WC, wash hand basin, towel rail and uPVC window to the front.



Total floor area 94.0 m² (1,011 sq.ft.) approx

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.propertybox.io



welcome to

Greenway Lane, Fakenham

- AMPLE OUTSIDE SPACE
- OFF ROAD PARKING
- MODERN KITCHEN & BATHROOM
- THREE BEDROOMS
- POTENTIAL TO EXTEND

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108628 - 0002

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