



**Appledore Lane, Wicken Green Village Fakenham NR21 7QP**



**welcome to**

**Appledore Lane, Wicken Green Village Fakenham**

A spacious semi detached positioned with easy reach of Fakenham Town & the North Norfolk Coast! Accommodation includes two double bedrooms, 27ft lounge, kitchen & family bathroom, externally there is a private garden and ample off road parking! No onward chain!



### Entrance Porch

Storage cupboard, door to front and lounge.

### Lounge / Diner

17' 3" x 27' ( 5.26m x 8.23m )

Carpet, two ceiling lights, serving hatch to kitchen, decorative fire place with marble effect hearth and back, with timber surround over, window to the front and rear.

### Kitchen

8' 6" x 11' 5" ( 2.59m x 3.48m )

Kitchen with sliding doors to wall and base cupboards with work surfaces over, spaces for an under counter fridge, cooker and washing machine. Single sink and drainer with mixer tap over, tiled splash backs and door to conservatory.

### Conservatory

9' 4" x 7' 2" ( 2.84m x 2.18m )

UPVC windows to the rear and side aspects.

### Hall

Fitted storage cupboards with cupboard above, double doors lead to an airing cupboard housing the hot water cylinder and a free standing boiler and radiator.

### Bedroom One

15' 8" x 10' 8" ( 4.78m x 3.25m )

Radiator, carpet, built in wardrobes and window to the front.

### Bedroom Two

9' x 11' 3" ( 2.74m x 3.43m )

Radiator, carpet, built in wardrobes and window to the rear.

### Bathroom

Suite comprising of panelled bath, WC, wash hand basin, vinyl flooring, radiator, shaver socket and window to the rear.

### Outside

Off road parking for two cars with lawned garden to the front. Side gate leads to the rear garden which is enclosed by fencing, laid to lawn and gravel with 2 sheds.



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)



**view this property online** [williamhbrown.co.uk/Property/FKM108039](http://williamhbrown.co.uk/Property/FKM108039)



**welcome to**

## **Appledore Lane, Wicken Green Village Fakenham**

- Two double bedrooms
- Semi detached bungalow
- Off road parking
- No onward chain
- Spacious Interior

Tenure: Freehold EPC Rating: E

offers in excess of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM108039](https://williamhbrown.co.uk/Property/FKM108039)



Property Ref:  
FKM108039 - 0009

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.

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.



**william h brown**



**01328 864922**



[Fakenham@williamhbrown.co.uk](mailto:Fakenham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**