



Appledore Lane, Wicken Green Village
NR21 7QP

BROWN & CO



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Contact Brown & Co to view

No upward chain

2 bedroom semi detached bungalow

Bathroom and shower room

Large sitting room

Dining room

Landscaped garden

Carport

Very peaceful village location



INTRODUCTION

Brown & Co offers a two bedroom, semi-detached bungalow in Wicken Green.

LOCATION

Wicken Green Village is a small, peaceful residential community in north-west Norfolk, just under 5 miles from the historic market town of Fakenham. Residents enjoy easy access to Fakenham's weekly markets, shops, schools and medical facilities, while regular bus links connect the village to surrounding towns. A 20-30 minute drive brings you to the sandy beaches and wildlife reserves of the Norfolk Coast National Landscape, making Wicken Green an ideal base for both rural living and seaside escapes.

THE PROPERTY

Outside the property has an attractive landscaped front garden with modern sandstone path way to the front door. There are decorative borders and lawn, with parking to the side for at least two cars, one of which can

be housed under the car port. At the rear the garden is also landscaped and slightly tiered with various mature shrubs and plants; all of which are at a manageable level.

Inside, from the front is an entrance hallway with large cloak cupboard. Sitting, room, dining room and kitchen. An inner hallway leads to the two bedrooms and bathroom. The primary bedroom is spacious with built in wardrobe space and fitted shower room. There is also a separate family bathroom with bath and wc. From the kitchen is also a lean-to area which is useful for further utilities and storage.

The property has been well maintained but, would benefit from cosmetic updating in some areas.

There is no upward chain.

SERVICES

Oil, Mains Water, Electric,
EPC : D. Council tax: A

Agents Note

We understand there is a service charge for maintenance of communal green space which totals £237.61pa. (2025)

VIEWING PROCEDURE

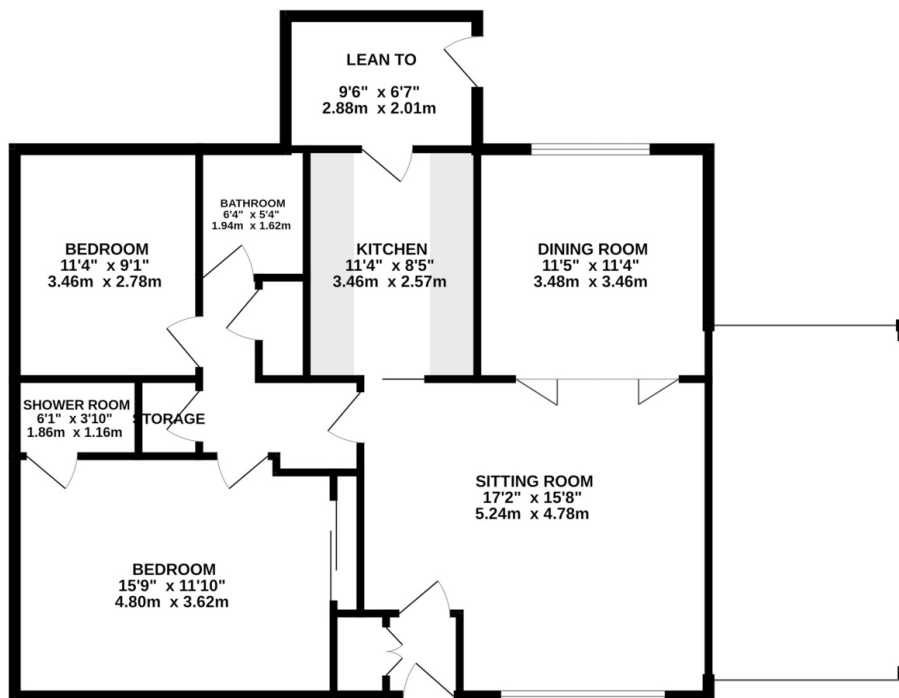
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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