



Fakenham Road, Great Witchingham Norwich NR9 5AE

welcome to

Fakenham Road, Great Witchingham Norwich

VENDOR HAS FOUND This is a great 3 Bedroom, family home - remodelled and much improved in recent years, in a very well served village, approximately 12.2 miles from Norwich. Would also work well as a bungalow, with first floor guest room. Call us for your viewing!



Description

VENDOR HAS FOUND As soon as you step through the front door, you realise that this is a bit special and not what you might expect from passing - YOU SHOULD VIEW! The present owners have remodelled and extended and also converted the loft to provide a roomy and stylish modern home inside.

The hub of the home is a WOW factor Kitchen/Diner which opens out to the back garden, with a 20'1" Living Room to the front. Enclosed garden with timber beam and tile roof Gazebo. To the front plenty of parking. This is one of our best served villages and is in Reepham High School catchment.

L-Shaped Entrance Hall

Modern front door with diamond shape glazed panel. Stairway leading off, tile flooring & radiator.

Lounge

20' 1" x 10' 6" extending to 11' 9" (6.12m x 3.20m extending to 3.58m)

Ornamental fireplace. Door to under stairs cupboard, radiator & front aspect double glazed window. Door opens to Kitchen.

Kitchen / Diner

19' 7" x 16' 4" (5.97m x 4.98m)

Fitted with a range of wall & base units and work surface over with 1 1/2 bowl sink unit. Range style cooker with cooker hood over, plumbing for washing machine, space for fridge/freezer and dishwasher. Island unit with 2 seat breakfast bar. Tile flooring, recessed lighting & radiator. Double glazed window and 4 sections of double-glazed folding doors which open to rear decking. Doors off to Bedroom/Home Office & cloaks WC.

Cloakroom

Suite comprises of WC and wash basin with unit beneath. Tile flooring & radiator.

Bedroom 3 / Home Office

10' 7" x 7' 7" (3.23m x 2.31m)

Radiator and rear aspect double glazed window.

Bedroom 2

12' 9" x 10' 3" (3.89m x 3.12m)

Accessed from hallway and with radiator and oriel style double glazed window to front aspect.

First Floor Landing

Double glazed window over return stairway & door opening to:

Master / Guest Bedroom

14' 11" x 9' 6" extending to 11' (4.55m x 2.90m extending to 3.35m)

Walk-in wardrobe, section of sloped ceiling and recessed lighting. Radiator and rear aspect double glazed window. Door to

En-Suite

With WC, washbasin and natural light from Velux window.

Outside Front

Set well back from the road & shingled for parking several cars. With area of lawn.

Rear

Decking terrace adjoins the property, with low maintenance, artificial lawn beyond. Brick paved path and low wall to raised corner bed. Gazebo with timber beams and tile roof. 2 store sheds.



Ground Floor



First Floor

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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welcome to

Fakenham Road, Great Witchingham Norwich

- Modernised throughout
- Impressive Kitchen / Diner
- Master Bedroom with en-suite
- Enclosed Garden with Gazebo
- Ample Off-road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103620 - 0004

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