





Kings Head Terrace, Fakenham Road, Great Witchingham, Norwich, NR9 5QE



welcome to

Kings Head Terrace, Fakenham Road, Great Witchingham, Norwich

>> NO ONWARD CHAIN <<

This well-proportioned 3 Bedroom detached Bungalow enjoys a lane end setting in this well-served Norfolk village. With plenty of parking and a Garage, to the rear it enjoys garden with Studio, Summer House & shed and open outlook to the side.













Description

Already vacant and with No Onward Chain this property could be ideal if you are looking to move to Norfolk for a quieter life, a well laid out 3 Bedroom detached Bungalow which lies at the end of a small village lane with open outlook to one side and mature trees backdrop. The village itself offers wide ranging amenities and is well positioned for access to Norwich. The property benefits internally from a Cloakroom along with a Bathroom and a sizeable Kitchen/Dining Room. Outside offers a sheltered garden to the rear with generous space and the bonus of a brick built Studio which could serve as home office or Gym etc, in addition to a Summer House and timber built garden shed.

Wide Recessed Porch

Double glazed door & side panel opening to Entrance Hall.

Entrance Hall

Front door opens into hall with tiled flooring, airing cupboard and white panel doors opening off.

Cloakroom

Suite comprising WC, wash basin & double glazed window.

Lounge

17' 6" x 15' 3" max (5.33m x 4.65m max) Front aspect double glazed window, open outlook from double glazed window to the side, fireplace with brick work surround extending either side to provide TV/display plinth.

Kitchen / Dining Room

15' 9" x 8' 11" (4.80m x 2.72m)

Fitted with a range of wall & base units, work surfaces over with tiled surrounds incorporate 1 1/2 bowl sink unit and electric oven/hob with cooker hood over. Housing oil fired boiler for heating & hot water, useful shelved corner cupboard & tiled flooring. Rear aspect double glazed window overlooking rear garden, side aspect double glazed window with open outlook and double glazed door to outside.

Bedroom One

13' 2" x 10' 8" excl. door recess (4.01 m x 3.25 m excl. door recess)

Double glazed window overlooking rear garden.

Bedroom Two

10' 8" \times 9' 6" excl. door recess ($3.25m \times 2.90m$ excl. door recess)

Front aspect double glazed window.

Bedroom Three

10' x 9' (3.05m x 2.74m)

Rear aspect double glazed window overlooking garden.

Bathroom

Suite comprising WC, wash basin, bath & shower cubicle. Fitted wall unit with cupboard space and pelmet lighting over mirror, tiling to floor & walls, double glazed window.

Outside

To the front the property sits behind a dwarf wall with surfaced additional parking, access to Garage with up & over door. A side path with gateway leads around to the rear.

The rear garden is nicely sheltered with mature tree backdrop, mainly laid to lawn with a circular bed with young trees planted, borders, paved patio space and useful outbuildings including timber garden shed and Summer House plus brick built Studio measuring 9'10" x 5'1" with double glazed windows to 3 sides in addition to front aspect double glazed door & window. Oil tank is housed to the other side of the property.





welcome to

Kings Head Terrace, Fakenham Road, Great Witchingham, Norwich

- No Onward Chain
- Well-Proportioned Detached 3 Bedroom Bungalow
- Tucked Away Lane End Setting
- Village with wide range of Amenities
- Cloakroom & Bathroom
- Oil Fired Heating & Double Glazing
- Sheltered Garden
- Studio Outbuilding, Summer House & Garden Shed

Tenure: Freehold EPC Rating: Awaited

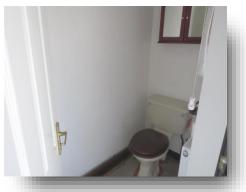
Council Tax Band: D

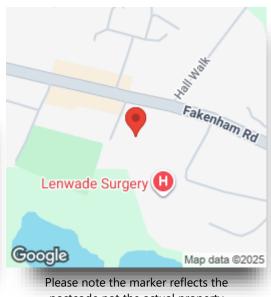
offers in the region of

£325,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103832



Property Ref: RPM103832 - 0002 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 quidance 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.





01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH, Norfolk, NR10 4LD



williamhbrown.co.uk

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.