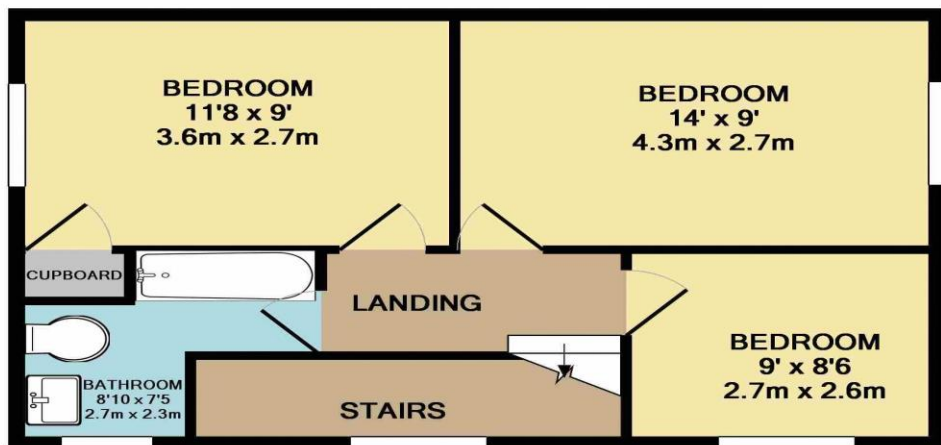
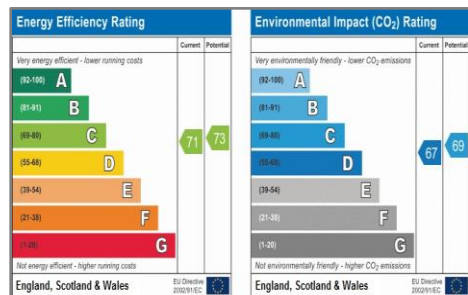


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



Council tax band = D

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Registered office: Cedar House, 41 Thorpe Road, Norwich, NR1 1ES
Incorporated in England and Wales, Company Registration Number: 6606900

T: 01328 862222
E: info@purenorthnorfolk.co.uk
2 Oak Street, Fakenham, NR21 9DY



Residential Sales ● Lettings ● Property Management

www.purenorthnorfolk.co.uk



Warren Avenue, Fakenham, NR21 8NP

£245,000

Freehold

This modern detached house is located within the popular paddocks estate on the outskirts of Fakenham town with all the amenities it has to offer. The property briefly comprises: Entrance hall, wc, kitchen and lounge on the ground floor. On the first floor there are 3 bedrooms and a family bathroom. The property also benefits from having UPVC double glazing, gas fired central heating, private enclosed garden, off street parking and a private garage. This property is offered to the market CHAIN FREE

- Detached House
- 3 Bedrooms
- UPVC Double Glazing
- Gas Fired Central Heating
- Private Garden
- Off Street Parking
- Private Garage
- Town Location
- Chain Free

Entrance Hall

UPVC entrance door, carpet flooring, UPVC double glazed window to side aspect, cupboard, doors to wc, lounge and kitchen.

WC

Tiled flooring, wc, basin, radiator, UPVC double glazed window to front aspect, door to hallway.

Kitchen 11' 6" x 9' 2" (3.5m x 2.8m)

Vinyl flooring (wood effect), UPVC double glazed door to side aspect (garden), wall and base units with pre-formed worktop, gas boiler, electric hob and oven, extractor hood, space and plumbing for washing machine, space for fridge/freezer. Door to hallway.

Lounge 17' 5" x 16' 5" (5.3m x 5m)

Carpet flooring, UPVC double glazed windows to front and side aspect, 2 x radiators, cupboard, door to hallway.

First Floor Landing

UPVC double glazed window to front aspect, carpet flooring, radiator, loft access, doors to bedroom and bathroom. Stairs to ground floor.

Master bedroom 14' 1" x 8' 10" (4.3m x 2.7m)

Carpet flooring, radiator, UPVC double glazed window to side aspect, door to landing.

Bedroom 2 11' 10" x 8' 10" (3.6m x 2.7m)

Carpet flooring, UPVC double glazed window to side aspect, radiator, door to landing.

Bedroom 3 8' 10" x 8' 2" (2.7m x 2.5m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, door to landing.

Family Bathroom 8' 10" x 7' 7" (2.7m x 2.3m)

Vinyl flooring, UPVC double glazed (obscured glass) window to front aspect, bath with electric shower over and glass screen, wc, basin, radiator, tiled splashbacks, electric fan, door to landing.

Outside

To the side of the property is a walled garden with access gate. The garden is split level and is mainly laid to lawn. There is also a single garage with parking space.

