



**Parklands, Green Lane Estate, Pudding Norton,
Fakenham, NR21 7LU**

welcome to

Parklands, Green Lane Estate, Pudding Norton, Fakenham

Immaculately presented two bedroom detached Omar park home built in 2025 is located in a private location within the development; benefiting from driveway parking, wraparound patio area and easy access to Fakenham town, and the Norfolk countryside!



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Driveway fitting 2-3 cars.

Accommodation

Entrance Hall

Carpeted flooring. Two tall storage cupboards. Door to the side. Radiator.

Lounge/Dining Room

Carpeted flooring. Two double-glazed bay window to the front, one to the side. Electric fireplace. Radiator.

Kitchen

Vinyl flooring. Fitted with wall and base units. Eye level Hoover oven with gas hob and cooker hood. Built in dish washer. Built in fridge freezer. Stainless steel sink drainer. Window to the side.

Utility

Adjoining kitchen utility with vinyl flooring. Fitted with wall and base units and a built in 9KG Hoover washing machine. Stainless steel sink drainer. Door to the side. Gas central heating boiler.

Bedroom One

Carpeted flooring. Walk in wardrobe with radiator. Double-glazed window to the side. Radiator.

En Suite

Fitted with WC, mains fed shower cubicle, wash hand basin and extractor fan. Vinyl flooring. Double glazed window to the rear. Storage cupboard.

Bedroom Two

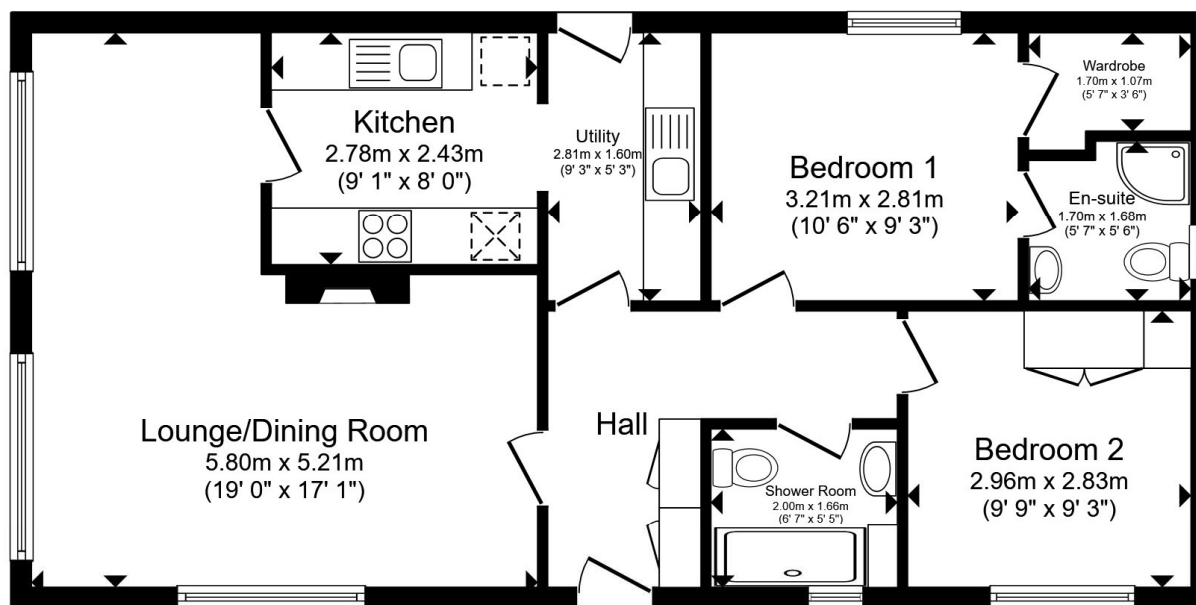
Carpeted flooring. Built in wardrobe and shelving. Dressing table with fitted drawers. Double-glazed bay window to the side. Radiator.

Shower Room

Fitted with WC, mains fed shower cubicle, wash hand basin with built in shelving storage underneath, and extractor fan. Vinyl flooring. Double-glazed window to the side.

Rear Garden

Low maintenance. Patio. Landscaped. Two metal sheds. Outside tap.



Total floor area 70.1 m² (755 sq.ft.) approx

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.propertybox.io


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welcome to

Parklands, Green Lane Estate, Pudding Norton, Fakenham

- Built in 2025 by Omar
- Two Bedrooms & Two Shower Rooms
- Driveway Parking and Low Maintenance Garden
- Over 45s Residential Development
- Immaculately Presented Throughout

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108790 - 0011

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.

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