



Gwyn Crescent, Fakenham NR21 8NE

welcome to

Gwyn Crescent, Fakenham

William H Brown are pleased to present this three-bedroom detached bungalow situated on the edge of Fakenham Market Town. With its excellent plot size & quiet location, it would make the perfect home for any future buyer. Please call now to arrange a viewing.



Entrance Hall

Double glazed door and double glazed window to the front.

Lounge / Diner

16' 3" x 18' 8" (4.95m x 5.69m)

Electric fireplace, 2 radiators, carpet, double glazed window to the front and rear.

Kitchen

9' 6" x 10' 9" (2.90m x 3.28m)

Kitchen with wall and base units, eye level oven, electric hob with extractor over, stainless steel sink with drainer, space for dishwasher, space for fridge/freezer and window into the conservatory.

Conservatory

8' 6" x 9' 9" (2.59m x 2.97m)

uPVC surround and brick built with tiled floor and door leading to garden.

Bedroom One

9' 7" x 13' 7" (2.92m x 4.14m)

Fitted wardrobe, radiator and double glazed window to the front.

Bedroom Two

8' 8" x 11' (2.64m x 3.35m)

Fitted wardrobes, vanity sink unit, radiator and double glazed window to the rear.

Bedroom Three

8' 8" x 11' 2" (2.64m x 3.40m)

Radiator and double glazed window to the front.

Bathroom

Suite comprising of bath, shower cubicle, vanity unit with wash hand basin, WC, tiled walls and 2 double glazed windows to the side.

Store Room

7' 6" x 9' 8" (2.29m x 2.95m)

Door to the rear.

Garage

8' 8" x 17' (2.64m x 5.18m)

Roller door to the front and pedestrian door to the rear.



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

Gwyn Crescent, Fakenham

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS MODERN KITCHEN
- WELL MAINTAINED CONSERVATORY
- BEAUTIFUL PRIVATE REAR GARDEN
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£320,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108450 - 0005

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.

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.



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