





Ambleside, Wicken Green Village Fakenham NR21 7QD

william h brown

welcome to

Ambleside, Wicken Green Village Fakenham

Stylishly updated and ready to move into, this superb two-bedroom bungalow boasts a light-filled kitchen/diner, cosy lounge with woodburning stove, spacious bedrooms, a sunny enclosed garden and private parking.













Agents Note
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.

Please note that this property is of non-standard construction. Please contact branch for more information

Accommodation
Entrance Porch
Fitted doormat, with storage and a double glazed upvc door

Hallway
Carpet, radiator, air cupboard with shelving and boiler

Lounge
Laminate wood style flooring, woodburner with stone surround, double glazed upvc window to front, radiator. Leading to;

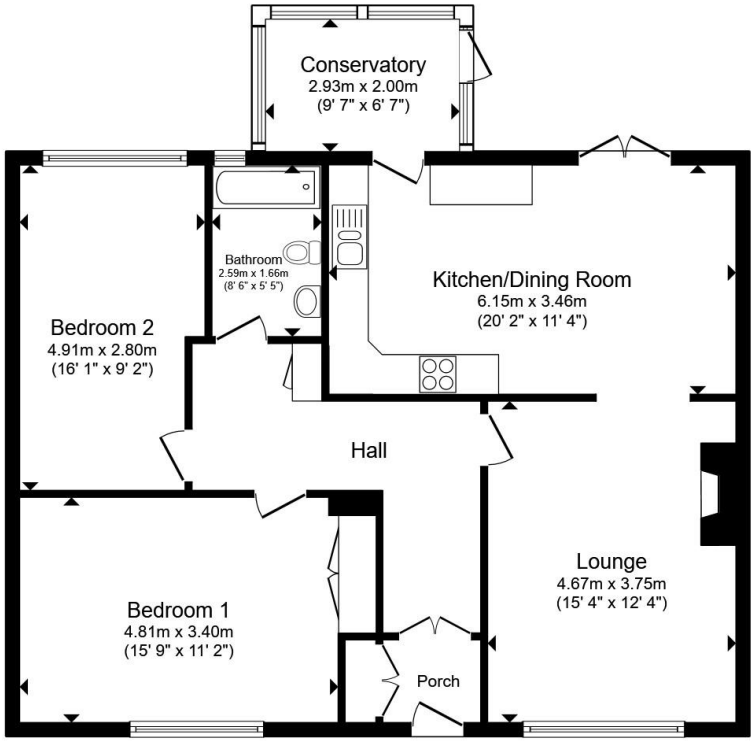
Kitchen/Diner
Laminate wood style flooring which continues from the living room into the dining area and ceramic tile flooring to the kitchen area. Double glazed upvc patio doors to the garden. Modern grey gloss wall and base kitchen units, with a wood effect worktop, built in oven and electric hob and space for a fridge freezer and dishwasher. Ceramic sink with drainer and swan neck tap. Double glazed upvc windows and door to the;

Conservatory/Utility
Vinyl flooring, obscured glass upvc double glazed conservatory with space for tumble dryer and washing machine. Complete with a fitted kitchen unit and a worktop across the space for appliances. Double glazed upvc door leading to the garden.

Bedroom 1
Large spacious bedroom with double glazed upvc window overlooking the garden, radiator, carpet and built in storage.

Bedroom 2
Large spacious bedroom with double glazed upvc window overlooking the front, radiator, carpet and built in storage.

Bathroom
Suite comprises WC, pedestal wash basin, a P shaped bath with a shower over and a glass shower screen. Checkerboard ceramic tile flooring and fully tiled walls, chrome towel rail and a double glazed upvc obscured glass window.



Total floor area 97.4 m² (1,048 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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Ambleside, Wicken Green Village
Fakenham

- New Roof and Kitchen (2025)
- Two Double Bedrooms
- Semi-Detached Bungalow
- Private South-West Facing Garden
- Timber Outbuilding with Power and Light

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in excess of

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108894 - 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.

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