



**Plantation Road, Fakenham NR21 8PL**

**welcome to**

## **Plantation Road, Fakenham**

An outstanding detached five-bedroom family home occupying a peaceful position in Fakenham. Featuring multiple reception rooms, two en-suites, a superb kitchen/dining space, generous parking, garage, solar panels and a private rear garden. This home offers everything a growing family could wish for.



## 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.

## Accommodation Entrance Hall

Anthracite composite door to entrance

## Lounge

UPVC double glazed bay window to the front, two radiators and carpet leading to;

## Kitchen/Diner

Fitted wall and base units, space for fridge freezer and range style oven. Stainless steel extractor fan with stainless steel splashback and decorative tile splashback surrounding the kitchen worktop. Stainless steel sink with drainer and swan neck tap. Wood effect style flooring. UPVC double glazed window overlooking the garden. Double glazed patio doors leading to the garden at the diner end of the room.

## Dining Room

Wood style flooring, radiator and bi-fold doors leading to;

## Conservatory

Wood style flooring, upvc double glazed half wall conservatory with patio doors leading to the garden.

## Family Room

Carpet and wood style flooring, built in bar, wood burner, two double glazed upvc windows to front

## Utility

Fitted wall and base units, wood style flooring, stainless steel sink, tiled splashback, space for washing machine and tumble dryer, double glazed upvc window to rear garden and anthracite composite door leading to front drive.

## Garage

With power and light and an electric garage door

## First Floor Landing

### Bedroom 1

Built in wardrobes, carpet, upvc double glazed window to front, radiator

### En-Suite 1

Modernised with contemporary WC, sink with built in vanity and Mira mains fed shower with a glass cubicle. UPVC double glazed obscured window to site. Wood style flooring.

### Bedroom 2

Built in wardrobes, carpet, upvc double glazed window to rear, radiator

### En-Suite 2

Comprising WC, sink, shower cubicle with sliding doors, fully tiled walls, wood style flooring, upvc double glazed obscured window to front.

### Bedroom 3

Built in wardrobes, carpets, upvc double glazed window to rear, radiator

### Bedroom 4

Carpet, upvc double glazed window to front, radiator

### Bedroom 5

Carpet, upvc double glazed window to rear, radiator

## Bathroom

Stylish shaker vanity units with sink and WC seamlessly built in, a P shaped bath with shower over and glass screen.

## Garden

Laid to a stylish slate style patio and turf, with established borders and an area ideal for a hot tub.



Total floor area 201.2 m<sup>2</sup> (2,165 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](http://www.propertybox.io)

  
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## Plantation Road, Fakenham

- Energy Efficient Solar Panels
- Quiet Position off Valley Way
- Versatile Living Space
- Two En-Suite Bedrooms plus a Modern Family Bathroom
- Generous Driveway Parking and Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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