



**Holt Road, Fakenham NR21 8DY**

**welcome to**

## **Holt Road, Fakenham**

An exceptional opportunity to purchase a three bedroom detached house situated on a larger than average plot with the full planning permission to build a 3 bedroom detached chalet bungalow within the grounds. Viewing is essential to appreciate everything on offer.



### Entrance Hall

Radiator and double glazed window to the front.

### Lounge

20' 6" x 12' 3" ( 6.25m x 3.73m )

Open fire, radiator, two sash windows to the front and side.

### Kitchen/Diner

12' 3" x 21' 7" ( 3.73m x 6.58m )

Kitchen with wall and base units, eye level oven, sink with drainer, plumbing for washing machine and dishwasher, tiled splash back, radiator and window to the front and rear.

### Conservatory

9' 2" x 19' 3" ( 2.79m x 5.87m )

Radiator, sliding doors to the rear and window surround.

### Bedroom One

12' 2" x 15' 2" ( 3.71m x 4.62m )

Radiator and sash windows to the front and side.

### Bedroom Two

11' 5" x 9' ( 3.48m x 2.74m )

Radiator and sash window to the side.

### Bedroom Three

9' x 14' ( 2.74m x 4.27m )

Fitted wardrobe, radiator and sash window to the side.

### Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin and window to the side.

### Wc

WC and wash hand basin.



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](http://www.focalagent.com)



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## Holt Road, Fakenham

- SUBSTANTIAL PLOT
- PLANNING PERMISSION TO BUILD THREE BEDROOM CHALET
- PLANNING REF: PF/19/1980
- A WEALTH OF POTENTIAL
- NICELY PRESENTED THREE BEDROOM DETACHED HOUSE

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108602 - 0004

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