



Oak Tree Cottage Sandy Lane, Fakenham NR21 9EX

welcome to

Oak Tree Cottage Sandy Lane, Fakenham

Detached chalet property offered to the market with NO ONWARD CHAIN! The property has spacious accommodation to include kitchen / breakfast room, two reception rooms, four bedrooms, master with en-suite, integral garage, driveway and private garden!



Entrance Hall

Boot room into garage and door to the front of the property.

Shower Room

Shower, WC, wash hand basin and heated towel rail.

Utility Room

Plumbing for washing machine and door to the side of the property.

Lounge

15' 3" x 13' 9" (4.65m x 4.19m)

TV, electric wall heater, patio doors to the rear and uPVC window to the side of the property.

Dining Room

14' 1" x 9' 7" (4.29m x 2.92m)

Electric wall heater, patio doors to the rear and uPVC window to the side of the property.

Kitchen

17' 7" x 9' 6" (5.36m x 2.90m)

Kitchen with wall and base units, eye level oven, electric hob, tiled splash back, stainless steel sink with drainer, uPVC window to the front and side of the property.

Landing

Storage cupboard and uPVC window to the side of the property.

Bedroom One

15' 2" x 11' 2" (4.62m x 3.40m)

Electric heater and uPVC window to the rear of the property.

En Suite

Suite comprising of shower, WC and wash hand basin.

Bedroom Two

13' 4" x 9' 9" (4.06m x 2.97m)

uPVC window to the rear of the property.

Bedroom Three

11' 9" x 8' 8" (3.58m x 2.64m)

Electric heater and uPVC window to the front of the property.

Bedroom Four

15' 2" x 7' 10" (4.62m x 2.39m)

Electric heater and uPVC window to the front of the property.

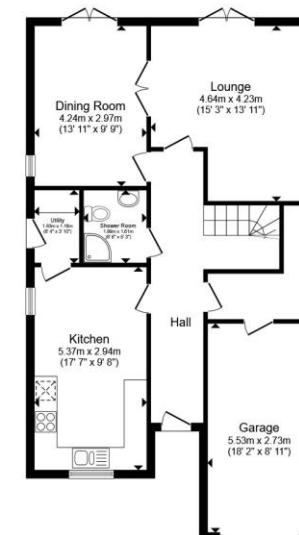
Bathroom

Suite comprising of bath with shower over, WC, wash hand basin and tiled splash back.

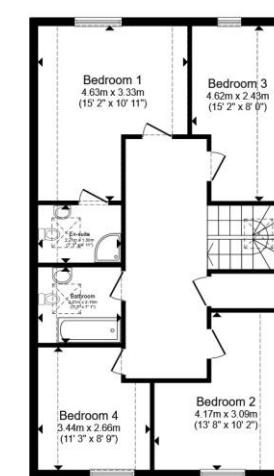
Outside

The property is approached by a gated driveway providing ample off road parking for a number of vehicles and access into the garage.

The rear garden is fully enclosed and offers a high degree of privacy, there are various trees, shrubs and flowering borders



Ground Floor



First Floor

Total floor area 164.2 m² (1,768 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

Oak Tree Cottage Sandy Lane, Fakenham

- LOTS OF POTENTIAL
- DETACHED CHALET
- THREE RECEPTION ROOMS
- INTEGRAL GARAGE AND DRIVEWAY
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£300,000



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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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