

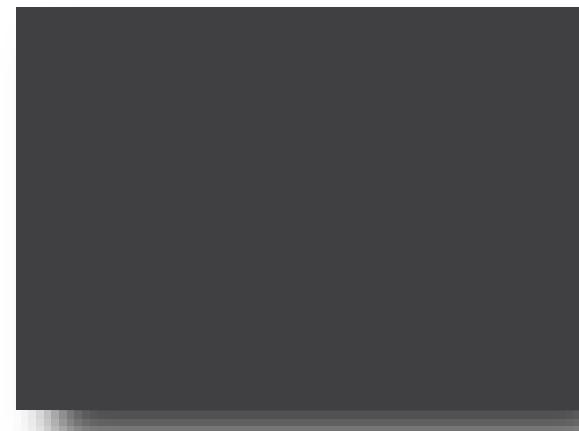


Fakenham Road, Great Witchingham Norwich NR9 5AE

welcome to

Fakenham Road, Great Witchingham Norwich

Once the village Post Office, this refurbished and unique three bedroom end-terraced home blends modern style with historic charm. Set in a peaceful non-estate corner position, it offers a dual aspect lounge, stylish galley kitchen, trendy shower room, private courtyard garden and NO ONWARD CHAIN!



A wonderful opportunity to own this modern and individual home, full of charm and history as it was formerly the village Post Office. Beautifully refurbished throughout, the end-terraced property now offers stylish and comfortable living while retaining a sense of its original character.

Occupying a non-estate corner position within a peaceful village, the home features an entrance hall, a dual-aspect lounge, and open-plan access to a modern galley kitchen with some integrated appliances and French doors to rear. There are three adaptable bedrooms, along with a contemporary shower room.

Outside, the property enjoys a private rear courtyard garden, ideal for outdoor dining or relaxation. Additional benefits include inset ceiling spotlights for a stylish approach, electric heating, double glazed windows, and the convenience of no onward chain.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, doors opening to all bedrooms, shower room and further door to;

Lounge

18' 1" x 10' 1" (5.51m x 3.07m)

Wood effect flooring, two electric radiators, double glazed windows to side and rear aspects, open-plan access to;

Kitchen

13' x 9' 6" (3.96m x 2.90m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated fridge freezer, space for dishwasher, space for washing machine, wood effect

flooring, two double glazed windows to side aspects and double glazed French doors opening to the rear courtyard.

Bedroom One

11' 5" x 8' 2" (3.48m x 2.49m)

Fitted carpet flooring, electric radiator and double glazed window to front aspect.

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m)

Fitted carpet flooring, electric radiator and double glazed window to front aspect.

Bedroom Three

7' 9" x 5' 9" (2.36m x 1.75m)

Fitted carpet flooring, electric radiator and double glazed window to side aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls and wood effect flooring.

Outside

The front of the property is fully enclosed with gated access leading to shingle, with space for bins and access to the main entrance.

To the rear, the property benefits from a privately-enclosed, low-maintenance courtyard which allows space for outdoor relaxing.



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



view this property online williamhbrown.co.uk/Property/DRM117646



welcome to

Fakenham Road, Great Witchingham Norwich

- **NO ONWARD CHAIN**
- Individual and refurbished property
- Modern home with 3 bedrooms
- Open-plan lounge and modern galley kitchen
- Stylish fitted shower room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£210,000

directions to this property:

Upon entering the village of Lenwade from the Dereham/A47 direction, proceed along and at the junction, turn left onto the A1067 Fakenham Road. Continue along and the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.

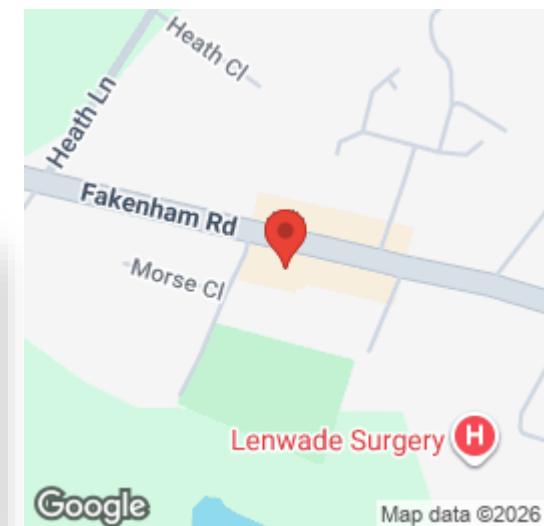


view this property online williamhbrown.co.uk/Property/DRM117646



Property Ref:
DRM117646 - 0004

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.



Please note the marker reflects the postcode not the actual property



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk