





Salmons Way, Fakenham NR21 8NG

william h brown

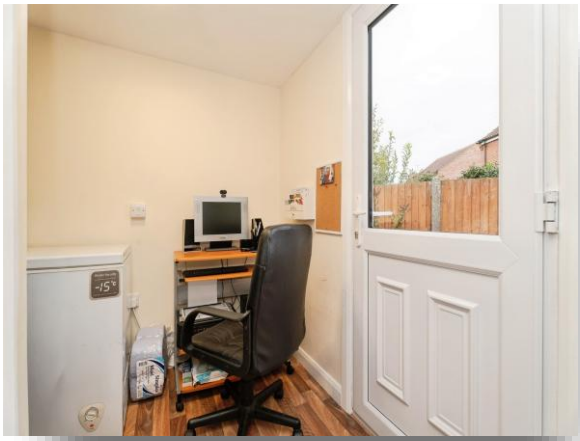
welcome to

Salmons Way, Fakenham

A beautifully maintained detached bungalow built in 2021 by renowned local builders Necton Management Limited. Offering two double bedrooms, a garage, driveway parking and the remainder of a 10-Year NHBC Warranty, this turnkey home is ready to move straight into.













Agent 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
uPvc double glazed door into the entrance hall, vinyl flooring and radiator

Living Room
Carpet, radiator, double glazed uPvc window to front

Kitchen
Cream shaker style kitchen with wall and base units, wood effect worktop, vinyl flooring, double glazed uPvc window overlooking the garden, space for appliances such as fridge freezer, washing machine and dishwasher.

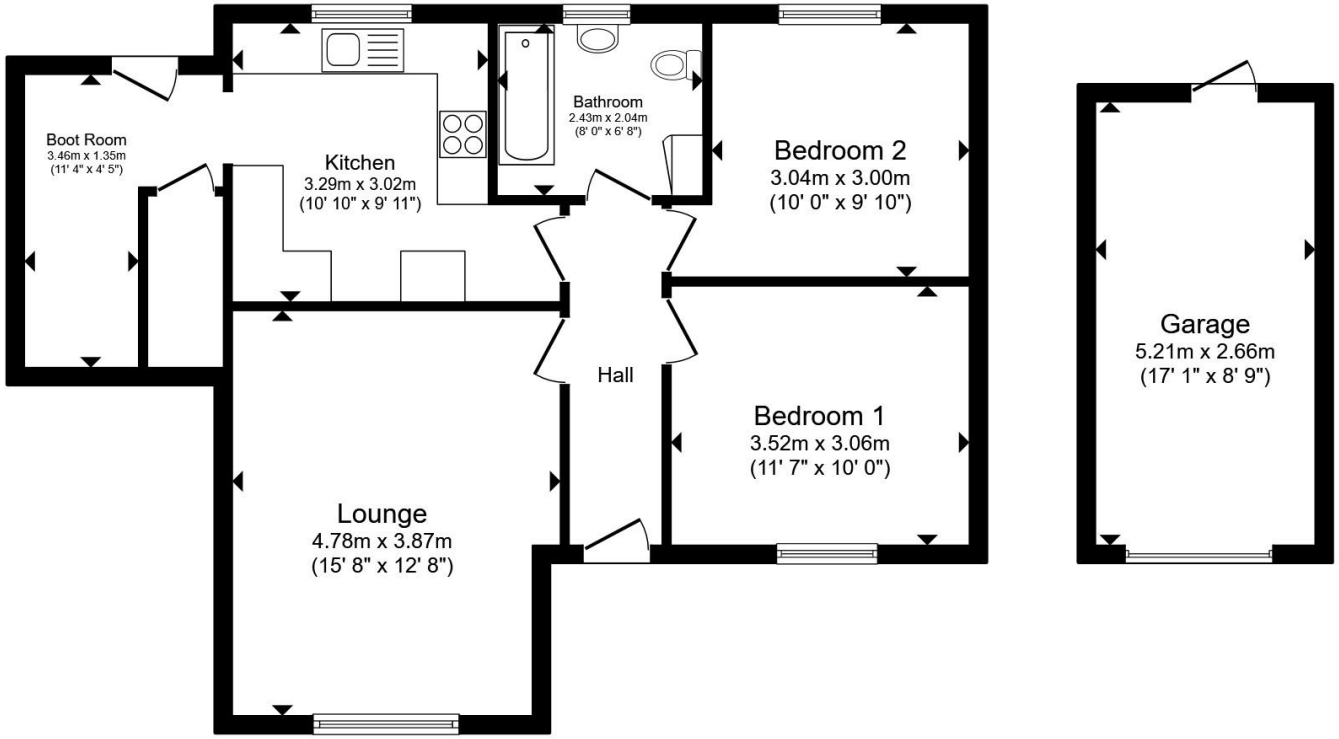
Boot Room
Vinyl flooring, door which leads to side access and door leading to the rear garden

Bedroom 1
Carpet, double glazed uPvc window, radiator

Bedroom 2
Carpet, double glazed uPvc window, radiator

Bathroom
Bath with a shower over, sink, WC, vinyl flooring, double glazed uPvc window, airing cupboard and heated towel rail.

Outside
To the front of the property there is parking for two cars and access into a single garage which is boarded. To the rear, the garden is mostly laid to lawn with a patio area.



Floor Plan **Garage**

Total floor area 82.7 m² (890 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

Salmons Way, Fakenham

- Beautifully presented detached bungalow
- Remaining 10-Year NHBC Warranty
- Move-in ready accommodation
- Two spacious double bedrooms
- Garage and driveway parking for two vehicles

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

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108950 - 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.

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