



Copper Beech Close, Fakenham, NR21 8JZ

welcome to

Copper Beech Close, Fakenham

Beautiful three-bedroom bungalow featuring a modern kitchen with integrated appliances, updated bathroom and spacious lounge opening onto a private garden. Offering driveway parking, garage and patio area, ideal for comfortable single-storey living and entertaining guests.



Agent Notes

Please note that the AML Fee covers 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.

Entrance Hall

Carpet, storage cupboard and door to the front,

Lounge

13' 7" max x 13' 1" max (4.14m max x 3.99m max)

Carpet, gas fire and sliding patio doors to the rear.

Kitchen

13' 9" x 11' 5" max (4.19m x 3.48m max)

Kitchen with wall and base units, electric oven with induction hob, extractor over, integrated fridge freezer, washing machine and dishwasher, radiator, tiled floor, double glazed door to the side and two double glazed windows to the front.

Utility / Store

9' 3" x 7' 9" (2.82m x 2.36m)

Boiler, door and double glazed window to the side.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m)

Radiator, carpet and double glazed window to the rear.

Bedroom Two

10' 9" + wardrobe x 9' 9" max (3.28m + wardrobe x 2.97m max)

Wardrobes, carpet, radiator and double glazed window to the front.

Bedroom Three / Study

10' 5" x 8' 3" (3.17m x 2.51m)

Radiator, carpet and patio doors to the rear.

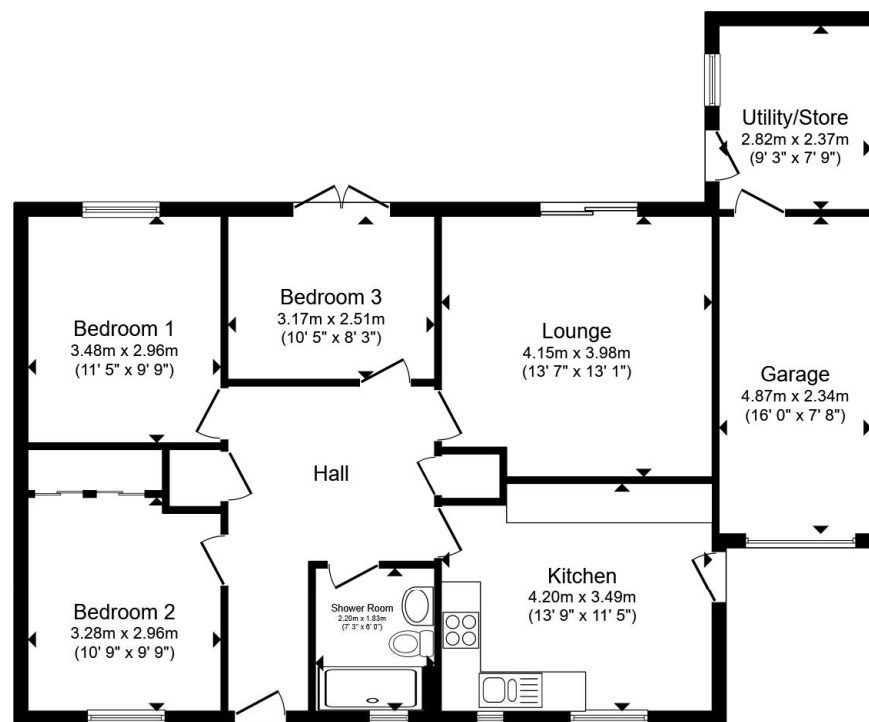
Shower Room

Suite comprising of walk in shower, vanity unit, WC, wash hand basin, extractor, towel rail, tiled floor and double glazed window to the front.

Garage

16' x 7' 8" (4.88m x 2.34m)

Electric door.



Total floor area 98.3 m² (1,058 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



welcome to

Copper Beech Close, Fakenham

- LINK-DETACHED BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN & BATHROOM
- PATIO DOORS TO REAR GARDEN
- GARAGE & DRIVEWAY

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM108645](https://www.williamhbrown.co.uk/Property/FKM108645)



Property Ref:
FKM108645 - 0007

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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)