



Rivetts Cottage Norwich Road, Fakenham NR21 8AX

welcome to

Rivetts Cottage Norwich Road, Fakenham

Exceptional new 3-bed semi-detached home in central Fakenham, featuring a stylish Howdens kitchen with fitted appliances, en suite to the main bedroom & detached garage. Finished to a high specification with low-maintenance gardens and premium energy-efficient windows for modern town-centre living.



Agent Notes

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.

Air Source Heat Pump with Under Floor Heating on the ground floor only.

Flooring fitted in the kitchen and bathroom, the builder has decided to leave the other rooms down to the buyers' choice, subject to the right offer.

The Energy Performance Certificate rates this property high, estimating the cost to run the home is approximately £63pcm.

Accommodation

Entrance Hall

Door to the front, underfloor heating, stairs to the first floor and internal door leading to living room

Lounge

Chimney/fireplace feature (could add 3.5kw woodburner if desired). Double-glazed window to the front. Underfloor heating.

Kitchen

Fitted Howdens shaker wall and base units, built-in Lamona oven and electric hob, built-in Lamona fridge/freezer, stainless-steel sink drainer, built-in extractor fan and built-in dish washer and washing machine. Double-glazed door to the rear garden.

Cloakroom

Tiled flooring. Fitted with WC, wash hand basin and chrome towel rail. Double-glazed window.

Storage

Cupboard with plumbing for tumble dryer/washing machine. Pipework for air source heat pump.

First Floor Landing

Access to loft with ladder installed, light and water tank for the ASHP.

Bedroom One

Double-glazed window to the rear. Radiator.

En Suite

Tiled flooring. Fitted with WC, wash hand basin, rainfall shower cubicle and mirror with electric lights.

Bedroom Two

Double-glazed window to the front. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Tiled flooring. Fitted with WC, wash hand basin, panelled bath with tiled splashbacks, rainfall shower cubicle, chrome heated towel rail and mirror with lights.

Outbuilding

Garage with electric door. Cable for EV charging point (chargers not included).



Total floor area 114.6 m² (1,234 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

Rivetts Cottage Norwich Road, Fakenham

- New Three-Bedroom Semi-Detached Home
- Howden's Shaker Style Kitchen
- Principal Bedroom with En Suite
- Family Bathroom with Separate Shower Cubicle
- Detached Garage with Electric Door

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108875 - 0002

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