



**Brickweave House Lancaster Avenue, Fakenham, NR21 8DJ**

**welcome to**

**Brickweave House Lancaster Avenue, Fakenham**

This well presented four bedroom, three storey family home with 1596 sqft of accommodation, off road parking and low maintenance garden with covered seating area is situated in the popular market town of Fakenham!



### Entrance Hall

Entrance door, radiator, stairs to first floor and laminated flooring

### Lounge

Double glazed window, radiator and laminated flooring

### Kitchen / Diner

Fitted kitchen with range of wall and base units with work surfaces over, space for range style cooker with cooker hood above, space for fridge freezer, plumbing for dishwasher, radiator, double glazed windows and patio doors into garden and laminated flooring

### Cloakroom

Suite comprising WC, wash hand basin, double glazed window and laminated flooring

### First Floor

#### Bedroom Two

Double glazed window, radiator, wooden flooring and sliding door to:

#### En Suite

Suite comprising shower cubicle, WC, wash basin and wooden flooring

#### Bedroom Three

Double glazed window, radiator and wooden flooring

#### Bedroom Four

Double glazed window, radiator and wooden flooring

### Family Bathroom

Suite comprising bath, shower cubicle, WC, wash hand basin, towel rail, double glazed window, tiled walls and wooden flooring

### Second Floor

#### Bedroom One

Double glazed skylight windows, radiator, dressing

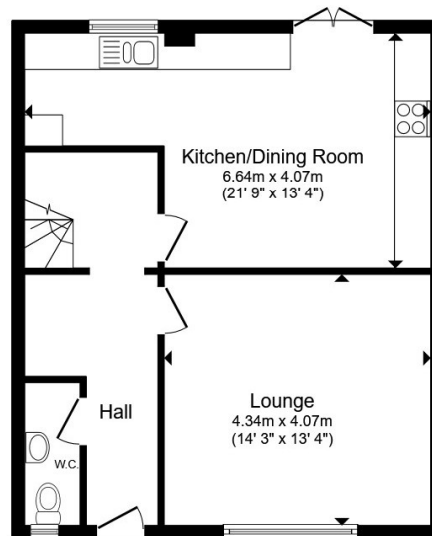
area, wooden flooring and door into:

### En Suite

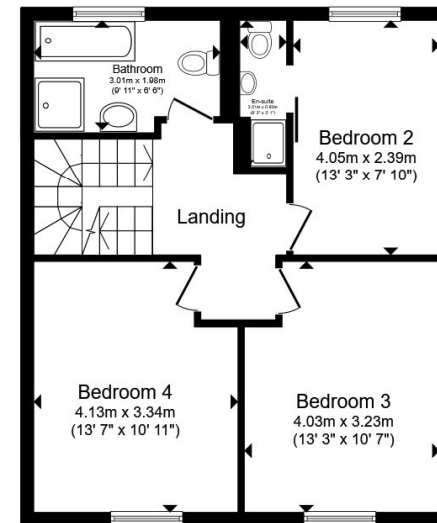
Suite comprising bath, shower cubicle, WC, wash hand basin, towel rail, skylight window and wooden flooring

### Exterior

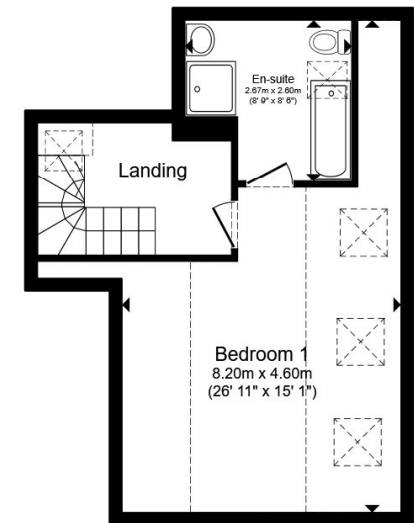
The property benefits from a low maintenance garden with covered seating area, raised Koi carp pond, flower beds with shrubs and bushes. The property also benefits from off road parking for several vehicles



Ground Floor



First Floor



Second Floor

Total floor area 148.3 m<sup>2</sup> (1,596 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](http://www.propertybox.io)



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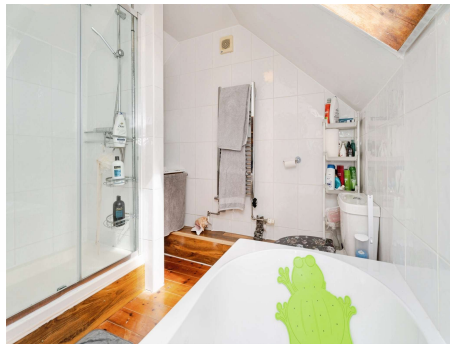
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Modern Kitchen/Diner with Patio Doors into Garden
- Low Maintenance Garden with Covered Seating Area
- 1596 Square Feet of Accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108590 - 0003

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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.



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