





**Rudham Stile Lane, Fakenham NR21 8JW**

william h brown

***welcome to***

## Rudham Stile Lane, Fakenham

Spacious four-bed detached bungalow in Fakenham with semi-rural feel. Offering versatile living including loft rooms, garage and driveway. Features lounge/diner, kitchen, conservatory and generous garden, perfect for quiet living near amenities.













**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.

**Accommodation**
**Entrance Hall**
Laminated flooring. Double-glazed window to the side. Radiator.

**Lounge/Diner**
Carpeted flooring. Two large double-glazed windows to the front. Gas Fireplace. Sliding doors to conservatory.

**Kitchen**
Fitted with wall and base units, oven, gas hob and stainless steel dual sink drainer. Island. Space for fridge/freezer and dish washer. Double-glazed window to the side and rear.

**Utility**
Stable door to courtyard. Space for tumble dryer and washing machine.

**Conservatory**
Vinyl/Lino flooring. Doors to kitchen and lounge. Doors to garden.

**Bedroom One**
Carpeted flooring. Double-glazed window to the rear. Fitted storage cupboard and wardrobe. Radiator.

**Bedroom Two**
Laminate flooring. Double-glazed window to the front. Radiator.

**Bedroom Three**
Carpeted flooring. Double-glazed window to the rear. Radiator.

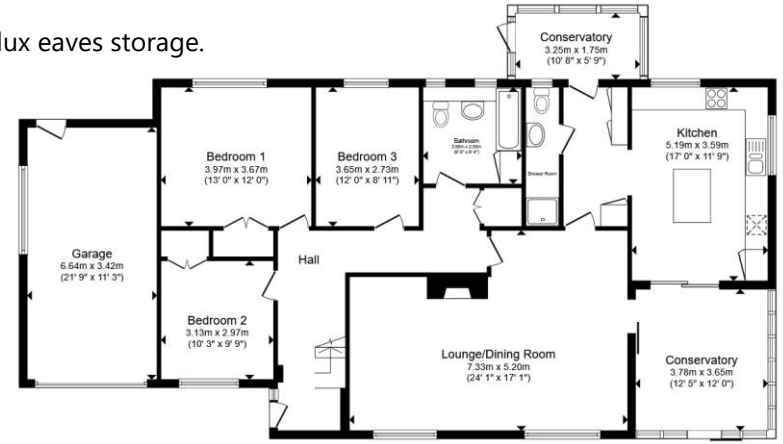
**Bathroom**
Vinyl flooring. Fitted with WC, bath - fully tiled splash back and wash hand basin with storage. Linen cupboard. Windows to the rear.

**Shower Room**
Fully tiled. Fitted with WC, shower cubicle and wash hand basin. Towel radiator. Window to the rear.

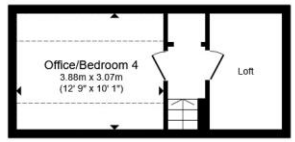
**First Floor**
**Bedroom Four**
Carpeted flooring. Velux eaves storage.

**Loft Room**
Storage/boarded.

**Outbuilding**
Adjoining garage with up and over door.




Ground Floor




First Floor

Total floor area 191.7 m² (2,063 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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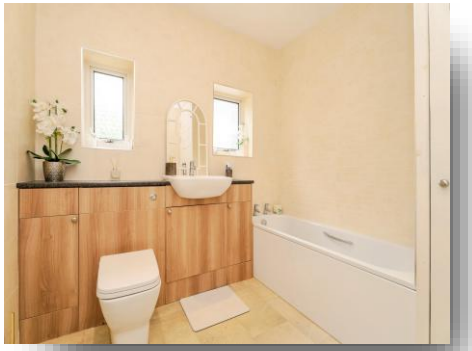
- Four Bedroom Detached Bungalow
- L-Shaped Lounge/Diner with Gas Fireplace
- Kitchen with Island and Utility Room
- Converted First Floor Bedroom/Loft Room
- Generous Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: D

# £400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108817 - 0006

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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