



**Wells Road,Hindringham FAKENHAM NR21 0PL**



**welcome to**

**Wells Road, Hindringham FAKENHAM**

A charming two bedroom character cottage, perfectly situated within a popular village in North Norfolk. Boasting a front lawn, fully landscaped rear garden & off road parking.



## Lounge

12' 6" max x 10' 6" ( 3.81m max x 3.20m )

Wood burner, feature ceiling beams, tiled wood effect flooring with electric underfloor heating, door to the front and uPVC window to the front.

## Kitchen

13' 10" max x 6' 8" ( 4.22m max x 2.03m )

Kitchen with wall and base units, oven with hob and extractor, under cupboard fridge/freezer, space for washing machine, sink with drainer, tiled splashback, electric radiator, door to the rear and two uPVC windows to the rear.

## Bedroom One

12' 9" max x 11' 4" max ( 3.89m max x 3.45m max )

Fitted wardrobe, carpet and uPVC window to the front.

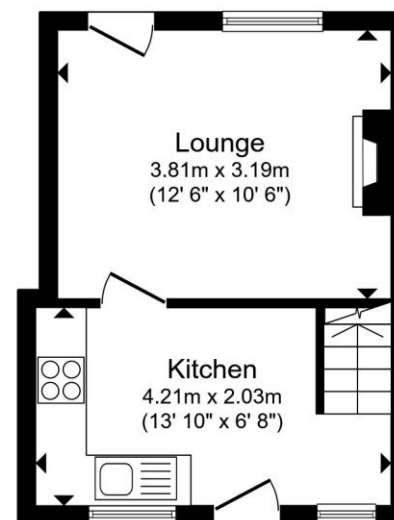
## Bedroom Two

6' 11" max x 6' 10" max ( 2.11m max x 2.08m max )

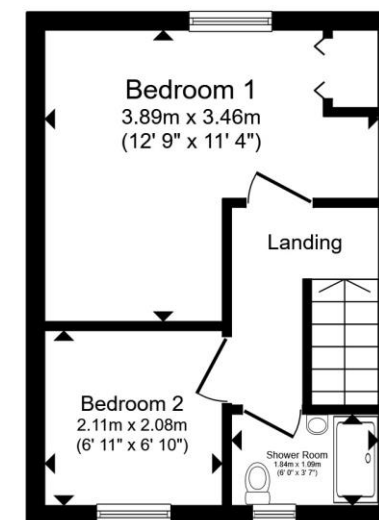
Carpet and uPVC window to the rear.

## Shower Room

Suite comprising shower cubicle, WC, wash hand basin and uPVC window to the rear.



**Ground Floor**



**First Floor**

Total floor area 45.2 m<sup>2</sup> (487 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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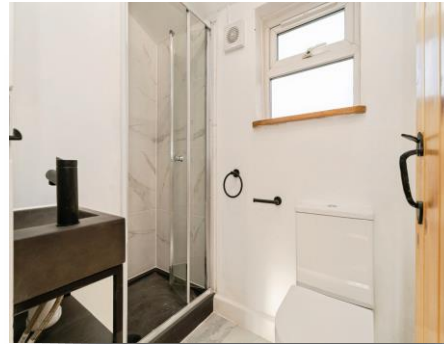
**welcome to**

## **Wells Road, Hindringham FAKENHAM**

- CHARACTERFUL COTTAGE
- POPULAR NORFOLK VILLAGE
- TWO BEDROOMS
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

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

# £250,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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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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