



Oak Street, FAKENHAM NR21 9DY

welcome to

Oak Street, FAKENHAM

****OVER 3000sqft OF ACCOMMODATION**** Historic Grade II listed home dating to circa 1600, boasts five bedrooms, stunning period features, and generous living space. All set within approx. 0.28 acre of private grounds, with gated parking and a walled garden in central Fakenham!



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.

Entrance Porch

Tiled floor, double doors with windows to the sides lead from the driveway to the front of the property.

Hall

Feature cast iron fireplace, stairs to first floor, column radiator, partly tiled and engineered oak flooring.

Lounge

16' 10" x 15' 8" (5.13m x 4.78m)

Exposed floorboards, two column radiators, exposed beams and sash window to the front with fitted shutters.

Dining Room

17' 6" x 11' 1" (5.33m x 3.38m)

Open fireplace, column radiator, partly tiled floor and exposed floorboards, window overlooking the garden to the side and door leading outside.

Kitchen

18' 5" x 11' 9" (5.61m x 3.58m)

Kitchen with wall and base units with wood block worktops, rangemaster gas-fired range cooker with an extractor hood over, integrated dishwasher, integrated washing machine and a recess housing an American style fridge freezer, double butler sink with chrome mixer tap, wall mounted gas-fired boiler, two vertical column radiators, black laminate flooring, exposed flint wall, window overlooking the rear garden and door leading outside.

Garden Room

12' x 5' 11" (3.66m x 1.80m)

Dark laminate flooring with electric underfloor heating, full height windows to the sides with bi-fold doors leading to the rear garden.

Snug

17' x 13' 7" (5.18m x 4.14m)

Red brick fireplace housing a flame effect electric fire, exposed floorboards, two column radiators, fitted cupboard and sash window to the front with fitted shutters.

Bedroom Three

13' 6" x 7' 3" (4.11m x 2.21m)

Engineered oak flooring, two radiators and two windows to the side.

En Suite

Suite comprising shower cubicle, wash hand basin, WC, engineered oak flooring, extractor fan and window to the side.

Cellar

15' 3" x 15' 3" (4.65m x 4.65m)

Hatch in the reception hall.

First Floor Landing

Radiator, panelled ceiling and staircase leading up to the second floor.

Bedroom One

16' 8" x 16' 5" (5.08m x 5.00m)

Two radiators, small wall cupboard, exposed beams, window to the front and rear.

Dressing Room

11' 9" x 10' 3" (3.58m x 3.12m)

Fitted wardrobe/airing cupboard, housing the hot water cylinder, radiator, engineered oak flooring and two windows to the side.

En Suite

Suite comprising a roll top bath with shower mixer tap, shower cubicle, wash hand basin, WC, two towel radiators, engineered oak flooring, extractor fan and window to the side.

Bedroom Two

16' 8" x 16' 3" (5.08m x 4.95m)

Red brick fireplace housing a wood burning stove, two radiators, exposed beams and window to the front.

Cloakroom

Wash hand basin, WC and engineered oak flooring.

Study

8' 3" x 7' 9" (2.51m x 2.36m)

Radiator, engineered oak flooring and a window to the front.

Second Floor Landing

Galleried landing with a full height vaulted ceiling with exposed beams and radiator.

Bedroom Four

13' 10" x 13' 8" (4.22m x 4.17m)

Full height vaulted ceiling with exposed beams, radiator and two velux windows to the rear.

Bedroom Five

16' 2" x 14' (4.93m x 4.27m)

Full height vaulted ceiling with exposed beams, radiator, window to the side and velux window to the rear.

Bathroom

Suite comprising a panelled bath with a shower mixer tap, vanity storage unit with two wash hand basin, WC, feature mirrored wall, engineered oak flooring, radiator and two velux windows to the side.

Workshop

Electric power supply, gas metre, door access from front driveway



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welcome to

Oak Street, FAKENHAM

- GRADE II LISTED BUILDING
- FIVE BEDROOMS WITH THREE BATHROOMS
- OVER 3000 SQ FT OF ACCOMODATION
- TOWN CENTRE LOCATION
- BEAUTIFUL BUILDING

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

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108647 - 0010

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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