



Fox Grove, Fakenham NR21 8BG

welcome to

Fox Grove, Fakenham

William H Brown are thrilled to present this well-presented semi-detached home offering three bedrooms, a family bathroom, en-suite to the master and a convenient downstairs toilet. The property is ideal for modern family living.



Entrance Hall

Door to the front, stairs to the first floor and storage cupboard.

Lounge

11' x 17' 6" (3.35m x 5.33m)

Radiator, ceiling lights, lino flooring, uPVC window and double french doors to the rear.

Dining Room

7' 4" x 13' 8" (2.24m x 4.17m)

Radiator, ceiling lights, lino flooring and understairs storage.

Kitchen

9' 1" x 9' 9" (2.77m x 2.97m)

Kitchen with wall and base units, electric hob, oven with extractor over, integrated washing machine, fridge/freezer, dishwasher, sink with drainer, boiler, ceiling spotlights, lino flooring and uPVC window to the front.

Landing

Carpet and loft hatch with ladder.

Cloakroom

WC, wash hand basin and uPVC window to the front.

Bedroom One

9' 8" + recess x 16' 6" (2.95m + recess x 5.03m)

Fitted wardrobes, TV point, radiator, carpet and uPVC window to the rear.

En Suite

Suite comprising of walk in shower, WC, wash hand basin, heated towel rail and lino floor.

Bedroom Two

9' 9" x 10' 6" (2.97m x 3.20m)

Fitted wardrobes, radiator, carpet and uPVC window to the front.

Bedroom Three

10' 7" x 7' 3" (3.23m x 2.21m)

Fitted wardrobes, radiator, carpet and uPVC window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin, lino flooring and uPVC window to the front.



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.focalagent.com



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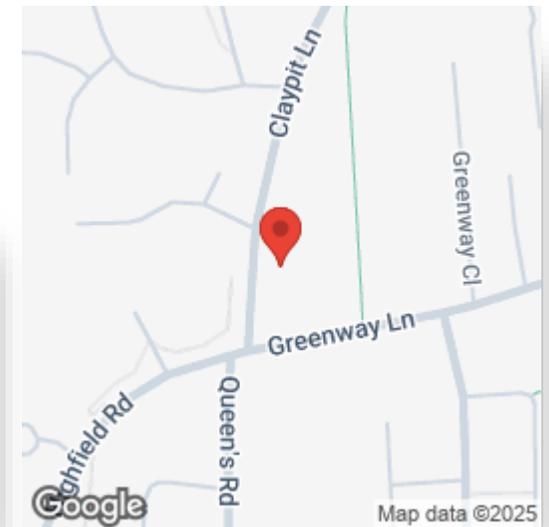
welcome to

Fox Grove, Fakenham

- MODERN THREE BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN LIVING
- MASTER BEDROOM WITH EN-SUITE
- FRONT & REAR GARDEN
- NHBC WARRANTY REMAINING

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107719 - 0002

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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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk