





Greenway Lane, Fakenham NR21 8EL

william h brown

welcome to

Greenway Lane, Fakenham

A deceptively spacious and beautifully presented family home, offering generous accommodation throughout, stylish modern interiors, private front and rear gardens, and a convenient setting close to local amenities and transport links.













Agents Note
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.

Accommodation
Entrance Porch
Double glazed uPvc door and windows, space for tumble dryer

Entrance Hall
Wood style flooring, radiator

Cloakroom
WC, sink, radiator, double glazed uPvc window with obscured glass.

Living Room
Carpet, radiator, double glazed uPvc window to front

Dining Room
Wood style flooring, radiator, double glazed uPvc window and door to garden

Kitchen
Modern wall and base units, built in eye level double oven, gas hob with stainless steel and glass extractor fan, space for washing machine and an under counter fridge. Built in dishwasher and fridge freezer.

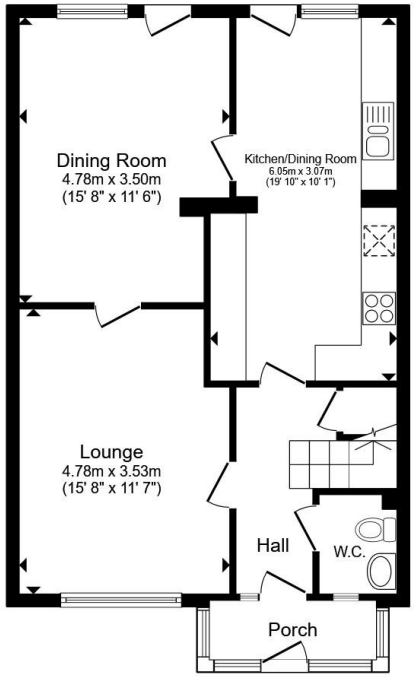
Landing
Bedroom 1
Carpet, radiator, double glazed uPvc window overlooking the garden, built in mirrored wardrobes

Bedroom 2
Carpet, radiator, double glazed uPvc window to front

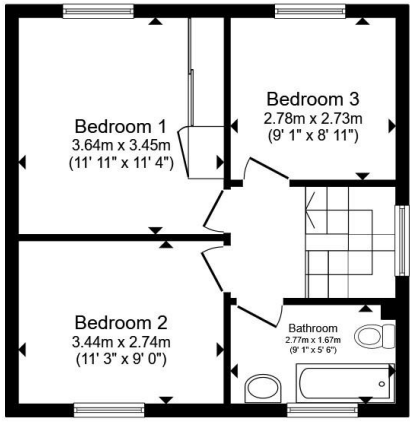
Bedroom 3
Carpet, radiator, double glazed uPvc window to rear

Bathroom
Bathroom suite with bath and electric shower over with shower screen, WC, sink, double glazed uPvc window with obscured glass, radiator

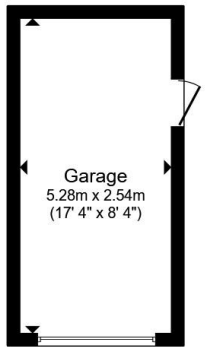
Outside
There is a private front garden which is enclosed by established hedges and a gate, to the rear there is an enclosed garden leading to the parking and garage, which had a new front door added in recent years.



Ground Floor



First Floor



Garage

Total floor area 118.6 m² (1,277 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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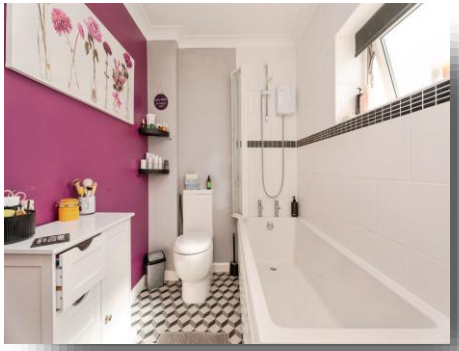
welcome to

Greenway Lane, Fakenham

- Three Spacious Double Bedrooms
- Extended Ground Floor Accommodation
- Modern Fitted Kitchen
- Front and Rear Gardens
- Garage and Off Road Parking

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

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108916

The Property Ombudsman

Property Ref:
FKM108916 - 0004

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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