





Salmons Way, Fakenham NR21 8NG

william h brown

welcome to

Salmons Way, Fakenham

Modern detached bungalow on a generous corner plot, built in 2021 with NHBC warranty remaining. Featuring three versatile bedrooms, en-suite, garage, driveway parking and a private enclosed garden.













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 Hall
Carpet, radiator and double glazed uPvc door

Living Room
Carpet, radiator, double glazed window to front

Kitchen
Wall and base units, space for appliances, tiled flooring, gas hob and integrated oven. Double glazed window over looking the garden and uPvc double glazed door creates a side entrance.

Bedroom 1
Carpet, radiator, double glazed window to front

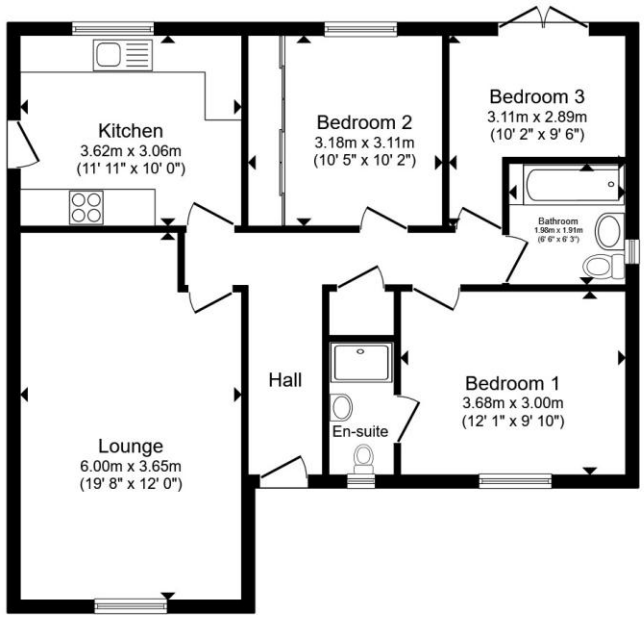
En-Suite
Tiled walls, shower cubicle, WC, sink, heated towel rail, double glazed uPvc window with obscured glass.

Bedroom 2
Carpet, radiator, built in wardrobes and double glazed window to rear,

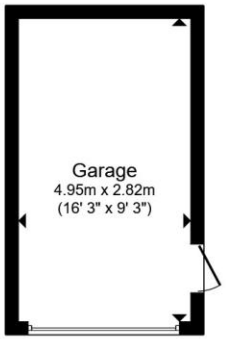
Bedroom 3/2nd Reception Room
Carpet, radiator, double glazed doors leading to the garden

Bathroom
Tiled walls, bath with shower over and a glass shower screen, WC, sink, heated towel rail, double glazed uPvc window with obscured glass.

Outside
Front and rear gardens, parking for one car and a single garage with power and light.



Floor Plan



Garage

Total floor area 92.3 m² (993 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

Salmons Way, Fakenham

- Detached Three Bedroom Bungalow
- NHBC Warranty Still Valid
- En-Suite To Principle Bedroom
- Corner Plot
- Single Garage and Driveway

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

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108941 - 0003

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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