





Plantation Road, Fakenham NR21 8PL

william h brown

welcome to

Plantation Road, Fakenham

An exceptional detached five-bedroom family home tucked away in a sought-after part of Fakenham. Boasting spacious and versatile accommodation, including multiple reception rooms, a stunning kitchen/diner, two en-suite bedrooms, solar panels, a double garage and extensive parking.













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
Anthracite composite door to entrance

Lounge
UPVC double glazed bay window to the front, two radiators and carpet leading to;

Kitchen/Diner
Fitted wall and base units, space for fridge freezer and range style oven. Stainless steel extractor fan with stainless steel splashback and decorative tile splashback surrounding the kitchen worktop. Stainless steel sink with drainer and swan neck tap. Wood effect style flooring. UPVC double glazed window overlooking the garden. Double glazed patio doors leading to the garden at the diner end of the room.

Dining Room
Wood style flooring, radiator and bi-fold doors leading to;

Conservatory
Wood style flooring, upvc double glazed half wall conservatory with patio doors leading to the garden.

Family Room
Carpet and wood style flooring, built in bar, wood burner, two double glazed upvc windows to front

Utility
Fitted wall and base units, wood style flooring, stainless steel sink, tiled splashback, space for washing machine and tumble dryer, double glazed upvc window to rear garden and anthracite composite door leading to front drive. Access to garage.

Garage
With power and light and an electric garage door

First Floor
Landing
Bedroom 1
Built in wardrobes, carpet, upvc double glazed window to front, radiator

En-Suite 1
Modernised with contemporary WC, sink with built in vanity and Mira mains fed shower with a glass cubicle. UPVC double glazed obscured window to site. Wood style flooring.

Bedroom 2
Built in wardrobes, carpet, upvc double glazed window to rear, radiator

En-Suite 2
Comprising WC, sink, shower cubicle with sliding doors, fully tiled walls, wood style flooring, upvc double glazed obscured window to front.

Bedroom 3
Built in wardrobes, carpets, upvc double glazed window to rear, radiator

Bedroom 4
Carpet, upvc double glazed window to front, radiator

Bedroom 5
Carpet, upvc double glazed window to rear, radiator

Bathroom
Stylish shaker vanity units with sink and WC seamlessly built in, a P shaped bath with shower over and glass screen.

Garden
Laid to a stylish slate style patio and turf, with established borders and an area ideal for a hot tub.

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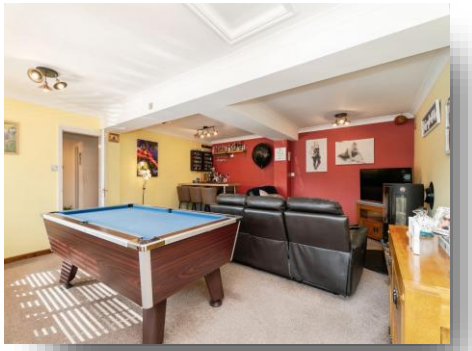
- Energy Efficient Solar Panels
- Quiet Position off Valley Way
- Versatile Living Space
- Two En-Suite Bedrooms plus a Modern Family Bathroom
- Generous Driveway Parking and Garage

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

£600,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108891

The Property Ombudsman

Property Ref:
FKM108891 - 0007

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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01328 864922

Fakenham@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.