





Valley Way, Fakenham NR21 8PH

william h brown

welcome to

Valley Way, Fakenham

An exceptional three-bedroom detached bungalow, beautifully maintained and offering spacious, well-proportioned accommodation throughout. Boasting a south-facing garden, elegant lounge with direct access to the patio, modern fitted kitchen, garage and private driveway parking.













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.

Hall
Door to the front and storage cupboard.

Lounge/Dining Room
21' 8" x 12' 8" (6.60m x 3.86m)
Radiator, sliding doors to the rear and double glazed window to the rear.

Dining Room/Bedroom Three
9' 7" x 7' 5" (2.92m x 2.26m)
Radiator and double glazed window to the side.

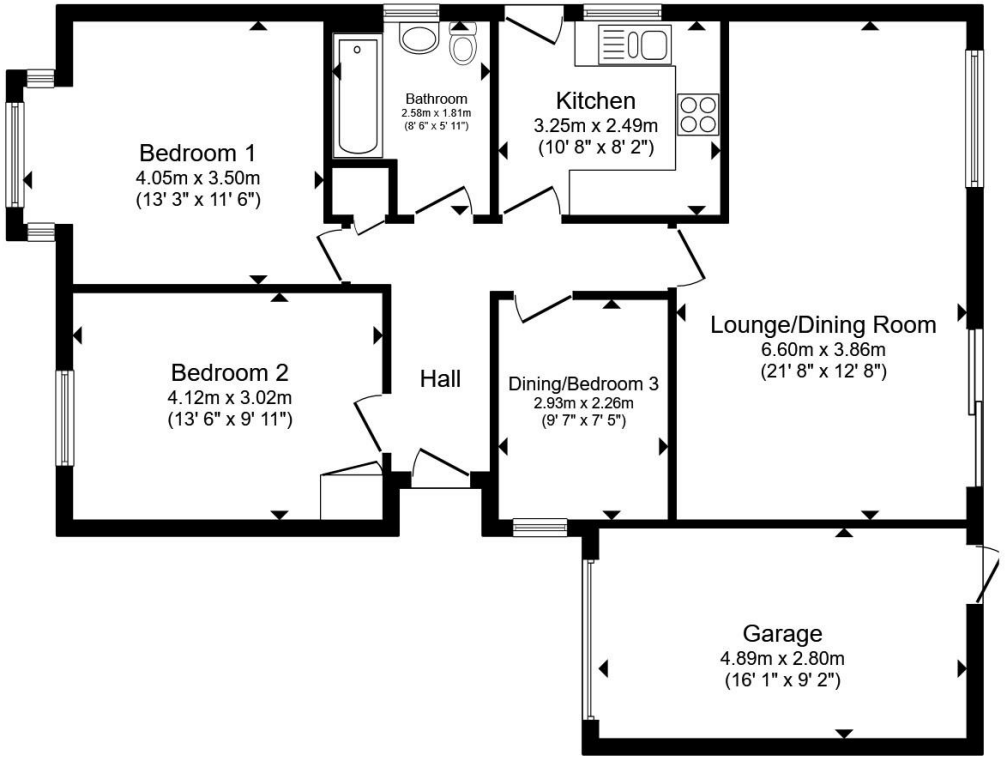
Kitchen
10' 8" x 8' 2" (3.25m x 2.49m)
Kitchen with wall and base units, oven with extractor over, sink with drainer, plumbing for washing machine, dishwasher and fridge, double glazed door and window to the side.

Bedroom One
13' 3" x 11' 6" (4.04m x 3.51m)
Radiator and bay window to the front.

Bedroom Two
13' 6" x 9' 11" (4.11m x 3.02m)
Radiator and window to the front.

Bathroom
Suite comprising bath with mixer taps, WC, wash hand basin, radiator and double glazed window to the side.

Garage
16' x 9' 2" (4.88m x 2.79m)
Roller door to the front and door to the rear.



Floor Plan

Total floor area 93.0 m² (1,001 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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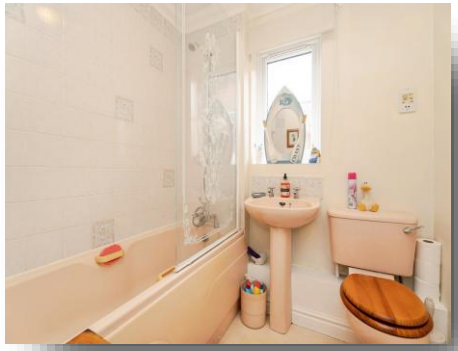
Valley Way, Fakenham

- DETACHED BUNGALOW
- PARKING & GARAGE
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- THREE BEDROOMS

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

£315,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108702 - 0008

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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