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Broad Lawns
Rudham Stile Lane
Fakenham



A WELL PRESENTED FOUR BEDROOM HOME IN 0.25 ACRE (STMS) ON THE EDGE OF A MARKET TOWN.

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Broad Lawns, 5 Rudham Stile Lane, Fakenham, NR21 8JL

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RECEPTION HALLWAY

A large welcoming hallway with two large windows allowing for plenty of natural light. Stairs turn and rise to the first floor and offers doors to the kitchen and a versatile reception room.

SITTING ROOM/DINING ROOM

Currently used as a second sitting room, this versatile space that could be used in different ways according to lifestyle. Wood effect flooring, feature wood burning stove, Dual aspect windows, two wall mounted radiators, double doors open to the home office and door through to the car port.

HOME OFFICE

A generous office space with wood effect flooring, dual aspect windows and wall mounted radiator.

KITCHEN/DINING ROOM

Very much the hub of the home. A large space with wood effect flooring and a window and double-glazed door that leads to the garden provide plenty of natural light. The kitchen itself provides lots of storage with the base and eye level units, a centre island offers additional storage and a further food preparation surface, there is a space for an American style fridge freezer, a drainer sink unit, an electric oven and hob with extractor above. Doors through to the main sitting room and utility room.

SITTING ROOM

A brilliant addition to the home is the 25ft x 15ft formal sitting room. A fabulous feature of the space is a full width window to the rear, overlooking the garden. There is second window making the room dual aspect, wood effect flooring and two wall mounted radiators.







UTILITY ROOM

Comprising: - base and eye level units providing storage, drainer sink unit, plumbing for washing machine and space for tumble dryer. Window and tiled flooring. Access to rear garden, WC and garage.



WC

Low level WC, wash hand basin. Tiled flooring and storage cupboard.

LANDING

Access to all first-floor accommodation and linen cupboard.



PRINCIPAL BEDROOM

A wonderful feature of the home is the spacious triple aspect main bedroom with en-suite. Built in storage has been cleverly added, and there are two wall mounted radiators.

EN-SUITE

A white suite comprising: - low level WC, wash hand basin and walk in shower cubicle. Velux window.

BEDROOM TWO

A carpeted double bedroom with a wall mounted radiator, full-length built-in storage comprising of two built in wardrobes, eye level storage cupboards and central shelving. A window overlooks the rear garden.

BEDROOM THREE

A carpeted double bedroom with a wall mounted radiator, window overlooking the rear garden and access to an en-suite shower room.

EN-SUITE

A white suite comprising: - low level WC, wash hand basin and walk in shower cubicle. Velux window.

BEDROOM FOUR

A carpeted double bedroom with a wall mounted radiator and window.

BATHROOM

A fully tiled modern suite comprising: - low level WC, wash hand basin with storage under, bath with shower and screen above and wall mounted bathroom cabinet. Two windows.





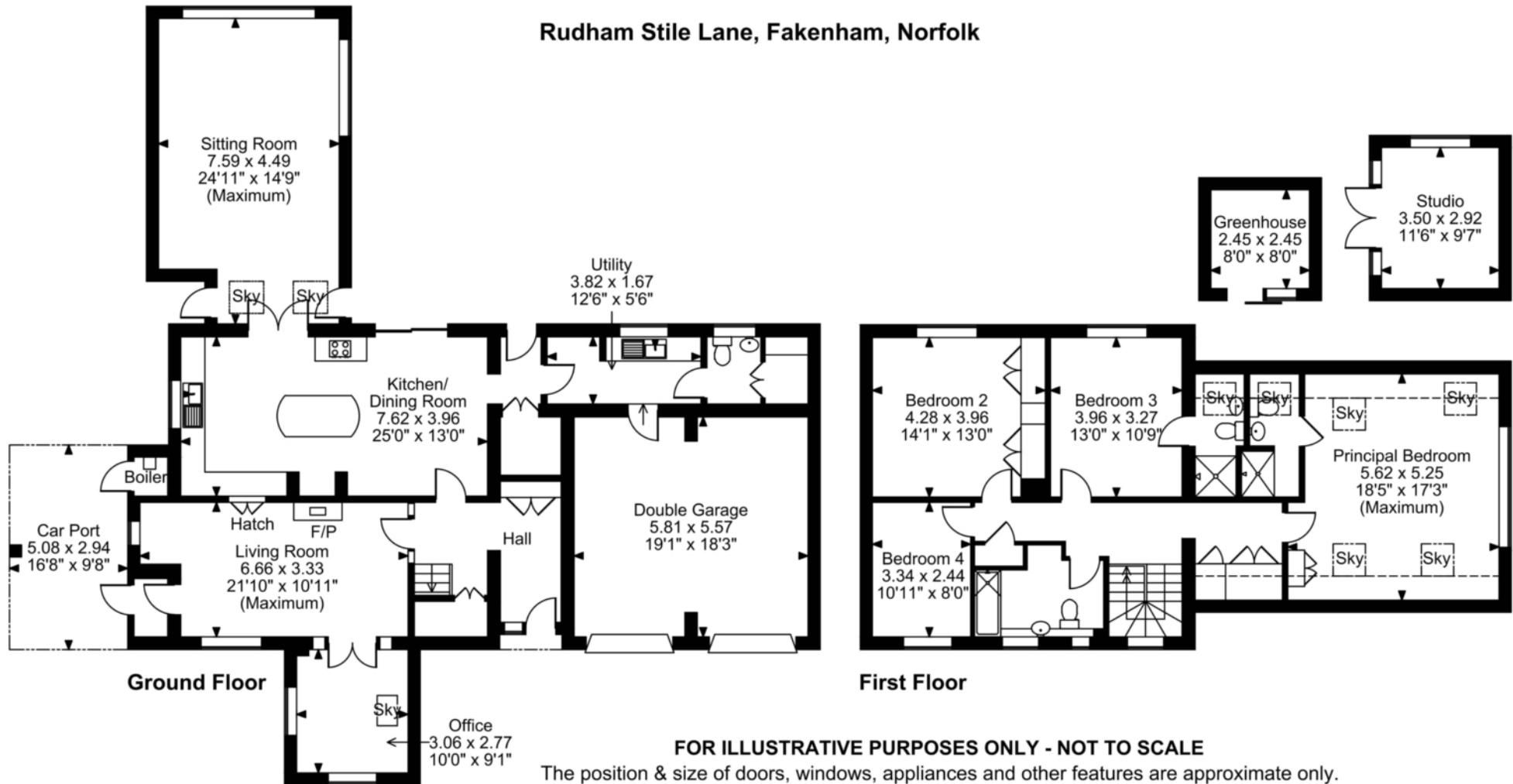
chairs and seated patio furniture. An external studio provides a versatile space and a useful gated car port is located to the east side of the property. To the front the driveway is paved and can accommodate multiple vehicles. The double garage has two up and over doors and has power lighting.

EXTERNAL

Another outstanding feature of the home is the outside space. The south facing generous plot on offer is approximately $\frac{1}{4}$ of an acre and has resulted in a rear garden that both garden enthusiasts and those that just want to relax can enjoy. The garden has a large area laid to lawn, mature trees, shrubs and hedging offer a private feel. The private paved patio area can accommodate both a table and



Rudham Stile Lane, Fakenham, Norfolk

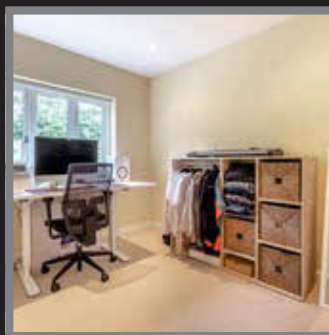


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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This well presented home has been cleverly re-configured and extended over the years to create a substantial four bedroom family home. Attention to detail has allowed for the property to maximise the amount of natural light coming in and a floorplan that offers a fantastic blend of reception areas, bedrooms and bathrooms.

The home is located on a no through road with just five other properties, which affords a peaceful lifestyle on the edge of the popular market town of Fakenham. The accommodation comprises:- large reception hallway, WC, study, large sitting room overlooking the garden, a second lounge area/dining room, a large kitchen/dining room that is the hub of the home, utility room, four double bedrooms, two of which have en-suite shower rooms and a family bathroom. Externally the home has a large private rear garden, a double garage and driveway parking.

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

Viewing by appointment with our
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