



**Mallard Close, Fakenham NR21 8PU**



**welcome to**

**Mallard Close, Fakenham**

\*\* Don't miss out on this perfectly placed three bedroom detached bungalow set in the sought after town of Fakenham \*\*

Call now to arrange your viewing!



### Entrance Hall

Storage cupboard, door and uPVC window to the front.

### Lounge

16' 8" x 10' 4" ( 5.08m x 3.15m )

Gas fireplace, radiator, carpet and uPVC window to the side.

### Dining Room

8' 8" x 10' 6" ( 2.64m x 3.20m )

Radiator, carpet, sliding doors into conservatory.

### Conservatory

8' 2" x 9' 3" ( 2.49m x 2.82m )

Brick and uPVC with double doors onto rear patio.

### Kitchen

13' 4" x 10' 6" ( 4.06m x 3.20m )

Kitchen with wall and base units, double eye level oven, gas hob, stainless steel sink with drainer, space for washing machine and fridge freezer, tiled splash back, tiled floor, door and uPVC window to the rear.

### Bedroom One

10' 8" x 12' ( 3.25m x 3.66m )

Fitted wardrobes, radiator and bay window to the side.

### En Suite

Suite comprising of shower cubicle, WC, wash hand basin, tiled, radiator and uPVC window to the front.

### Bedroom Two

10' 8" x 10' 7" ( 3.25m x 3.23m )

Storage cupboard, radiator and uPVC window to the side.

### Bedroom Three

8' 7" x 10' 7" ( 2.62m x 3.23m )

Storage cupboard, radiator and uPVC window to the rear.

### Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, part tiled and uPVC window to the front.



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.focalagent.com](http://www.focalagent.com)



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## Mallard Close, Fakenham

- IMMACULATELY PRESENTED
- THREE BEDROOMS
- WELL MAINTAINED REAR GARDEN
- DRIVEWAY AND GARAGE
- SEPERATE DINING ROOM

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

offers over  
**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108229 - 0011

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