



**55 Heath Rise, Fakenham, NR21 8HX**

**welcome to**

**55 Heath Rise, Fakenham**

A three bedroom detached chalet bungalow that has undergone a complete renovation in recent times. The property itself boasts a beautiful spa like bathroom, modern fitted kitchen with high end appliances, stunning open plan lounge/diner & enclosed rear garden offering a high degree of privacy.



### Entrance Hall

Stairs to the first floor, storage cupboard, radiator, oak hard wood flooring, uPVC door and window to the side.

### Lounge

28' 1" x 10' 11" ( 8.56m x 3.33m )

TV point, ceiling lights, oak hard wood flooring and uPVC window to the front.

### Kitchen / Diner

22' 6" x 14' 10" ( 6.86m x 4.52m )

Kitchen with wall and base units, quartz worktop, integrated eye level oven, coffee machine, electric hob with extractor over, dishwasher, island with sink and quooker tap, radiator, sky light, ceiling lights, oak hard wood flooring, double sliding doors and uPVC window to the rear.

### Utility Room

9' 4" x 8' 2" ( 2.84m x 2.49m )

Space and plumbing for washing machine, tumble dryer, storage cupboard, uPVC door and window to the rear and door into the garage.

### Bathroom

Suite comprising of free standing luxury bath with hand held shower head, separate shower cubicle, double floating vanity unit, WC, LED mirror, towel rail, ceiling lights and feature strip lighting, radiator and oak hard wood flooring,

### Bedroom One

11' 9" x 10' 8" ( 3.58m x 3.25m )

Radiator, oak hard wood flooring and uPVC window to the front.

### Bedroom Two

12' x 11' 10" ( 3.66m x 3.61m )

Radiator, carpet and uPVC window to the front.

### Bedroom Three

12' 2" x 9' 9" ( 3.71m x 2.97m )

Fitted wardrobes with mirrors, radiator, ceiling lights, carpet and uPVC window to the rear.

### Outside

Private fully enclosed with fence, mainly laid to lawn with patio terrace seating area and flowering borders.



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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## 55 Heath Rise, Fakenham

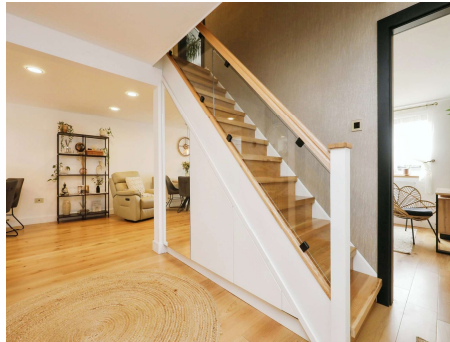
- NO ONWARD CHAIN
- BEAUTIFULLY RENOVATED FROM TOP TO BOTTOM
- UTILITY ROOM
- SMART LIGHTING THROUGHOUT
- PRIVATE, ENCLOSED GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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