



The Croft, Little Snoring Fakenham NR21 0JS

welcome to

The Croft, Little Snoring Fakenham

A superbly presented three bedroom end terrace home in the heart of Little Snoring, offering modern living, generous living space and a stunning transformation by the current owner.



Entrance Hall

A newly fitted modern anthracite composite front door leads into the entrance hall comprising of a storage cupboard under the stairs and access into the kitchen, living room and WC.

Boiler Room

Located to the front of the home, brick built and houses the boiler, with space for a washing machine and tumble dryer.

Living Room/Dining Room

At the rear of the home, the living room/dining room is spacious and could comfortably accommodate living space and a good size dining room table. In this room, you will find a wood burner, radiator, double glazed window and access into the conservatory.

Conservatory

Expanding across the back of the home, this room offers additional reception room space and leads into the garden.

Kitchen

A modern gloss white and oak worktop kitchen, fitted with AEG integrated appliances, such as an induction hob and eye level self cleaning oven. There is space for a dishwasher and fridge freezer. There is a ceramic sink and drainer with a chrome swan neck tap. Triple glazed windows overlook the front of the house.

Cloakroom

WC, sink with built in vanity, anthracite heated towel rail and triple glaze obscured window.

Landing

Up the stairs from the downstairs entrance hall way, leading to three bedrooms and the shower room. Access to the loft which has 350mm of insulation.

Bedroom 1

Triple glazed window overlooking to rear of the garden, carpet, radiator and built in wardrobes

Bedroom 2

Triple glazed window overlooking to rear of the garden, carpet, radiator and built in wardrobes

Bedroom 3

Triple glazed window overlooking the front of the home, laminate, radiator and built in wardrobes/storage

Garden/Parking

The rear garden is laid to decking and turf, with two timber sheds which will be left and make ideal space for garden storage.

There is allocated parking to the rear of the house. The owner currently rents a garage and additional parking space which costs £72 a month.

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.

The property is subject to a Section 157 Housing Act restriction. Purchasers may be required to satisfy specific local occupancy criteria as determined by the relevant local authority. Further information is available upon request, and buyers should seek advice from their solicitor regarding eligibility.



view this property online williamhbrown.co.uk/Property/FKM108885



welcome to

The Croft, Little Snoring Fakenham

- Wood Burner
- Modern Kitchen with Built In AEG Appliances
- Triple Glazed UPVC Windows
- External Boiler Room and Storage
- Built In Wardrobes to all Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108885



Property Ref:
FKM108885 - 0004

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk