



Barons Close, Fakenham, NR21 8BE

welcome to

Barons Close, Fakenham

Three-bed detached home in a sought-after Fakenham cul-de-sac, set back with generous gardens, driveway and garage. Offering lounge, dining room and conservatory, with excellent scope to update and personalise, all available with NO ONWARD CHAIN for a smooth purchase ready.



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.

Entrance Hall

Door to front aspect, stairs to first floor, radiator and carpeted flooring

Lounge

Double glazed window to front aspect, radiator, multi fuel burner, carpeted flooring and door into Conservatory.

Kitchen

Fitted kitchen with range of base units with work surfaces over, electric cooker point, tiled splashbacks, gas central heating boiler, double glazed window to rear aspect, pantry, under stairs cupboard and vinyl flooring.

Dining Room

Double glazed window to front aspect, radiator and carpeted flooring.

Conservatory

Brick base with uPVC double glazed windows and doors, electric storage heater and carpeted flooring

Cloakroom

WC, wash hand basin, double glazed window to side aspect and vinyl flooring

Rear Entrance Porch

Door into garden, storage cupboard, access into Garage.

First Floor Landing

Airing cupboard, loft access, carpeted flooring, doors to bedrooms and shower room.

Bedroom One

Dual aspect double glazed windows to front and rear, radiator, storage cupboard and carpeted flooring

Bedroom Two

Double glazed window to front aspect, radiator and carpeted flooring

Bedroom Three

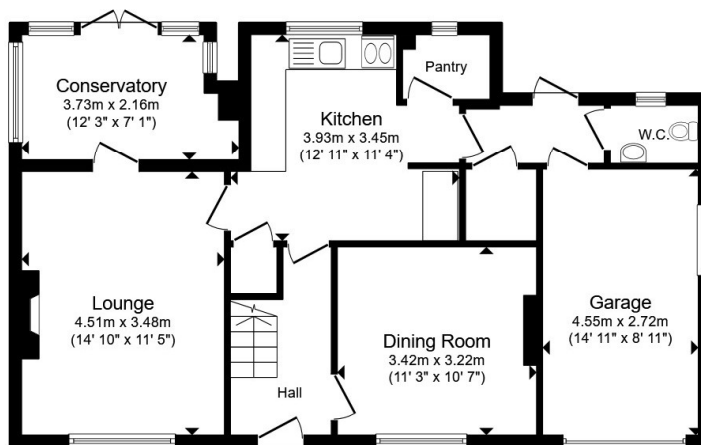
Double glazed window to rear aspect, radiator and carpeted flooring

Bathroom

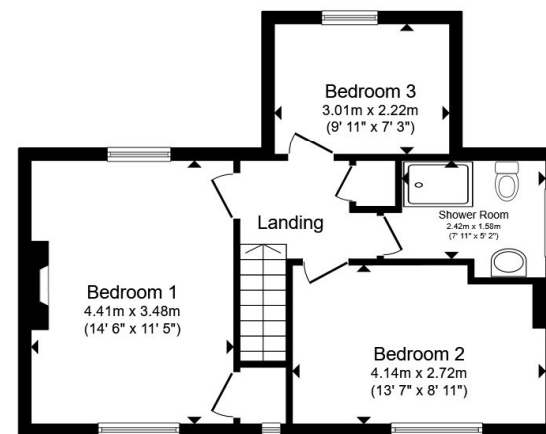
Suite comprising shower cubicle, wash hand basin, WC, double glazed window to side aspect, part tiled walls and vinyl flooring.

Exterior

At the front of the property is a driveway with parking for several vehicles, front lawned area with mature bushes and shrubs & single garage with double doors. At the rear the property is a generous, mature garden mainly laid to lawn with bushes and shrubs and greenhouse.



Ground Floor



First Floor

Total floor area 121.5 m² (1,308 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



welcome to

Barons Close, Fakenham

- No Onward Chain
- Generous Gardens
- Potential to Modernise or Extend (STPP)
- Three Reception Rooms
- Driveway Parking & Single Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108771



Property Ref:
FKM108771 - 0012

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