



**Queens Road, Fakenham, NR21 8DB**

**welcome to**

**Queens Road, Fakenham**

Characterful home with bay-fronted lounge, dining room and versatile rear layout including office, utility and shower room. Features a generous, well kept garden with seating area and shed, ideal for relaxing, entertaining or gardening enthusiasts to enjoy all year round.



### **Lounge**

10' 10" x 9' 9" ( 3.30m x 2.97m )

Fireplace with built-in beam over and quarry tiled hearth ( new flue would be required if a buyer wanted to use the fire), radiator, TV point, carpet and double glazed bay window to the front.

### **Dining Room**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Feature brick fireplace with timber mantle shelf and quarry tiled hearth, understairs cupboard, laminate flooring, radiator, downlighters and window to the rear.

### **Kitchen**

8' 6" x 6' 4" ( 2.59m x 1.93m )

Kitchen with wall and base units, gas hob unit with stainless hood over with electric oven below, sink with drainer, tiled splashback, tiled flooring and window to the side.

### **Utility Room**

10' 9" x 9' 11" ( 3.28m x 3.02m )

Space and plumbing for washing machine, fitted tall cupboard unit, radiator, tiled floor and double glazed door to rear garden.

### **Shower Room**

Fully tiled shower cubicle with sliding glass screen doors, pedestal hand basin, WC, heated towel rail, tiled floor and window to the rear.

### **Landing**

#### **Bedroom One**

11' x 10' ( 3.35m x 3.05m )

Airing cupboard, carpet, radiator and window to the rear.

#### **Bedroom Two**

10' 7" x 9' 10" ( 3.23m x 3.00m )

Radiator and window to the front.

### **Bathroom**

Suite comprising bath with shower over, stone effect tiled surround, wash hand basin, tiled splashback, WC, heated towel rail, fitted shelves and window to the rear.

### **Outside**

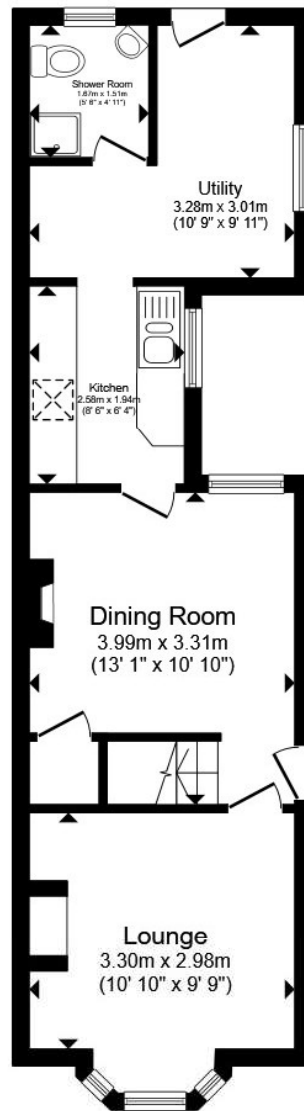
To the front of the house is a gravelled double car parking space.

To the rear is a paved patio area with steps up to a long well maintained garden, with lawned areas, flower and shrub beds, fruit trees including two apple, a pear, an apricot and cobnut, a blackberry bush, wood store, kitchen garden area, and a further paved patio with timber garden store.

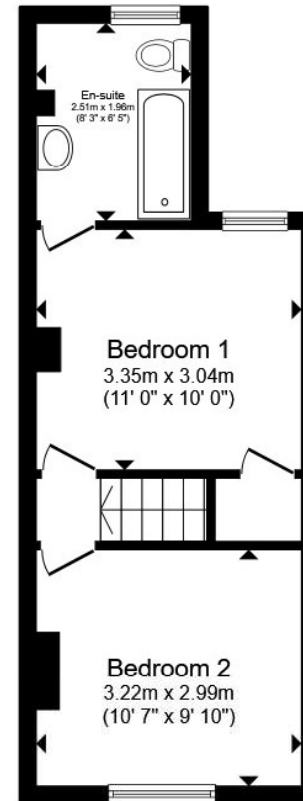


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**Ground Floor**



**First Floor**

Total floor area 69.0 m<sup>2</sup> (742 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](http://www.propertybox.io)

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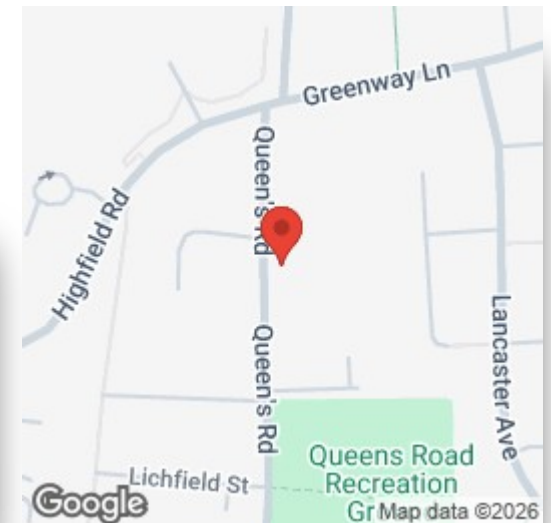
## Queens Road, Fakenham

- TWO BEDROOM END TERRACE VICTORIAN HOME
- LOUNGE WITH BAY WINDOW AND OPEN CHIMNEY
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- UTILITY & OFFICE AREA
- BEAUTIFUL REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108749 - 0005

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