



**Brook Dene, Heath Lane, Fakenham, NR21 8LN**

**welcome to**

**Brook Dene, Heath Lane, Fakenham**

Beautifully maintained three-bed detached home with two driveways, garage and generous garden. Offering lounge, dining room, conservatory and large utility, plus solar panels and excellent extension potential (STPP), ideal for modern family living with space, flexibility and comfort.



### **Entrance Porch**

Door to the front, window to the front and side

### **Entrance Hall**

Stairs to the first floor with storage cupboard below, radiator, carpet and door to the front.

### **Lounge**

12' 2" x 15' 6" ( 3.71m x 4.72m )

Feature fireplace with multifuel burner, radiator, carpet, bay window to front and window to side.

### **Dining Room**

10' 9" x 9' 6" ( 3.28m x 2.90m )

Radiator, carpet, sliding doors leading into lounge and conservatory and window to the side.

### **Kitchen**

10' 10" x 12' ( 3.30m x 3.66m )

Kitchen with wall and base units, space for oven and fridge freezer, stainless steel sink with drainer, radiator, door to pantry and window to the rear.

### **Conservatory**

8' 2" x 10' 5" ( 2.49m x 3.17m )

Upvc surround with door leading to rear garden patio.

### **Utility Room**

7' 5" x 12' 2" ( 2.26m x 3.71m )

Wall and base units, radiator, door to the front and rear and 2 windows to the front and one to the rear.

### **Cloakroom**

WC, wash hand basin, part tiled and window to the side.

### **Landing**

Airing cupboard and window to the side.

### **Bedroom One**

12' 4" x 15' 8" ( 3.76m x 4.78m )

Two wardrobes, radiator, carpet and window to the front.

### **Bedroom Two**

12' 5" x 9' 6" ( 3.78m x 2.90m )

Radiator, carpet and window to the rear.

### **Bedroom Three**

8' 6" x 9' 5" ( 2.59m x 2.87m )

Storage cupboard, radiator, carpet and window to the front.

### **Wet Room**

Suite comprising of shower WC, wash hand basin, tiled walls and window to the rear.

### **Garage**

11' 2" x 20' 9" ( 3.40m x 6.32m )

Electric roller shutter door, electric and window to the rear.

### **Store**

4' 6" x 18' 2" ( 1.37m x 5.54m )

Door to the front and rear, leading to further storage area with Oil tank and wood storage area.

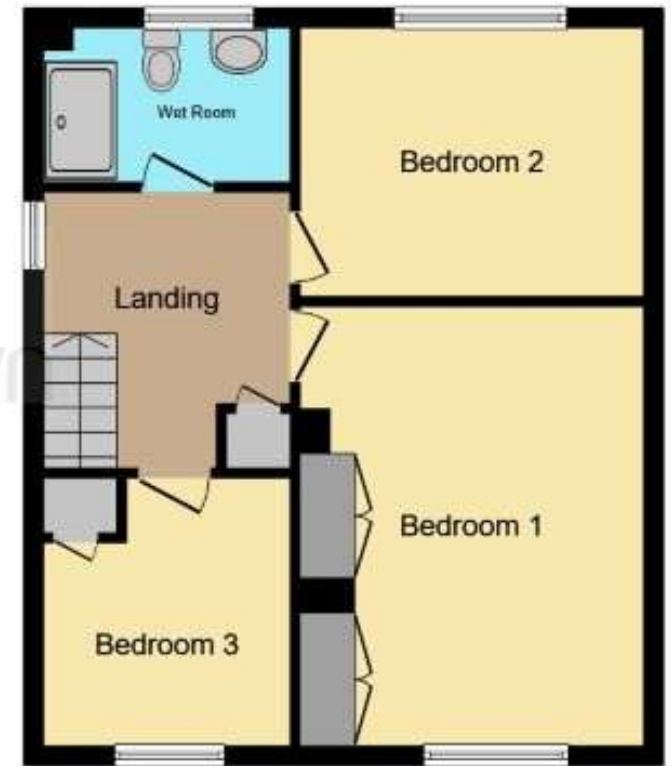


**view this property online** [williamhbrown.co.uk/Property/FKM108413](http://williamhbrown.co.uk/Property/FKM108413)





**Ground Floor**



**First Floor**

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)

welcome to

## Brook Dene, Heath Lane, Fakenham

- IMMACULATELY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION, PRIVATE ROAD
- LARGE GARAGE AND OUTSIDE STORE WITH POWER
- AMPLE PARKING
- THREE RECEPTION ROOMS

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

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM108413](http://williamhbrown.co.uk/Property/FKM108413)



Property Ref:  
FKM108413 - 0009

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**