



The Lawn, Fakenham NR21 8DT

welcome to

The Lawn, Fakenham

Spacious four bedroom detached home in a sought after Fakenham cul-de-sac, within walking distance to schools and amenities. Featuring two reception rooms, conservatory, en suite, garage and driveway, plus gardens and no onward chain, perfect for comfortable family living and everyday convenience.



Entrance Hall

Door to front, under stairs cupboard, stairs to first floor, telephone point and carpeted flooring

Living Room

Window to front aspect, feature fireplace, double doors leading into Dining Room and carpeted flooring

Dining Room

Sliding doors into Conservatory, door into Kitchen and carpeted flooring

Kitchen

Fitted kitchen with range of wall and base units with work surfaces over, eye level electric oven and gas hob with cooker hood above, space for fridge freezer, one and a half sized sink drainer, plumbing for washing machine, door to side and windows to the rear aspect, tiled flooring

Conservatory

uPVC conservatory with door into garden, television point, power sockets and carpeted flooring

Cloakroom

Suite comprising WC, wash hand basin, window to side and tiled flooring

First Floor Landing

Airing cupboard housing water tank, radiator and carpeted flooring

Master Bedroom

Window to front aspect, radiator, built-in wardrobes and carpeted flooring

En Suite Shower Room

Suite comprising shower cubicle, vanity wash hand basin, WC, heated towel rail and tiled flooring

Bedroom Two

Window to front aspect, radiator, built-in wardrobe and carpeted flooring

Bedroom Three

Window to rear aspect, radiator, built-in wardrobes and carpeted flooring

Bedroom Four

Window to rear aspect, built-in wardrobes, radiator and carpeted flooring

Family Bathroom

Suite comprising bath with shower above, vanity wash hand basin, WC, radiator, window to rear aspect and vinyl flooring

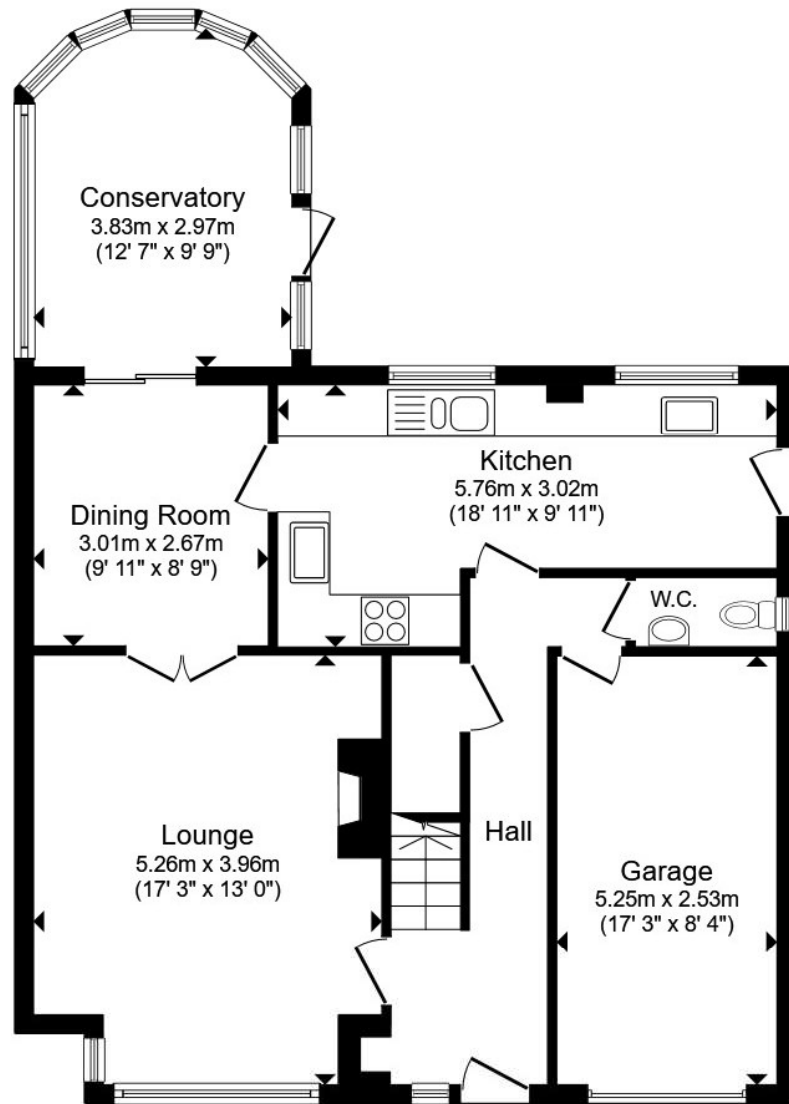
Exterior

The property benefits from an integral garage with electric up and over door, gas central heating boiler, power and lighting. At the front of the property is a driveway offering parking and at the rear of the property is a well maintained garden mainly laid to lawn with mature bushes, shrubs, patio, greenhouse, apple tree and side access gate

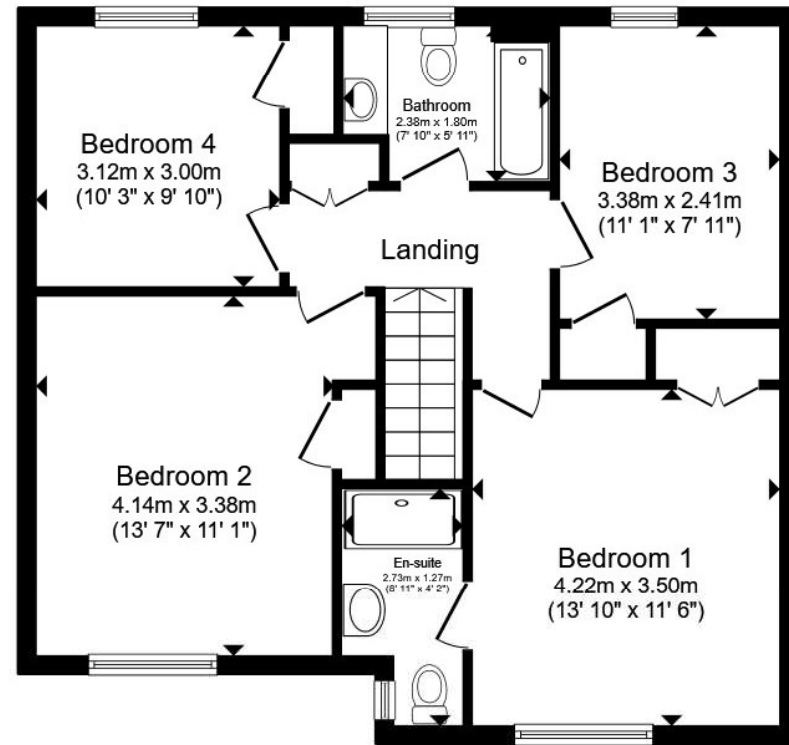


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Ground Floor



First Floor

Total floor area 144.8 m² (1,559 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

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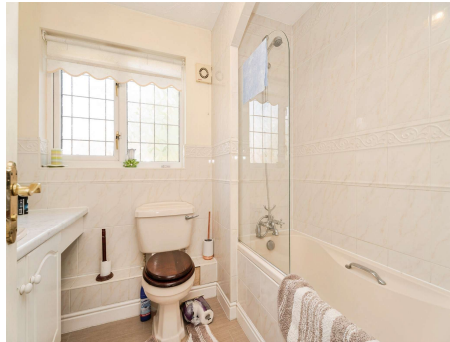
The Lawn, Fakenham

- No Onward Chain
- Under Floor Heating on Ground Floor
- Integral Garage and Driveway Parking
- Master Bedroom with En Suite Shower Room
- Ideal Family Home

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108756 - 0007

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william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk