



**Flintstones, 3 Swan Street, Fakenham, NR21 9BN**

**welcome to**

**Flintstones, 3 Swan Street, Fakenham**

Exceptional Grade II listed three-bedroom home in central Fakenham, featuring period features throughout, vaulted master bedroom, shaker kitchen, south-facing garden and outbuildings, offering privacy and character in a prime location.



### **Entrance Hall**

Stone flooring, exposed beams, cast iron radiator, split staircase and original door to the front.

### **Utility Room**

9' 11" x 6' 4" ( 3.02m x 1.93m )

Belfast sink, boiler, storage cupboard, cast iron radiator, stone flooring and double glazed wooden window to the front,

### **Bedroom Two ( ground floor )**

11' 11" x 8' 4" ( 3.63m x 2.54m )

Built in wardrobe, cast iron radiator, fire place, carpet flooring and double glazed wooden window to the rear.

### **Snug / Bedroom Three**

13' 5" x 12' 4" ( 4.09m x 3.76m )

Inglenook fireplace with wood burner, radiator, carpet, wall beams, built in wardrobe, door to rear gardens and double glazed wooden window to the rear.

### **Shower Room**

Suite comprising of unique shower cubicle, WC, wash hand basin. stone flooring, cast iron radiator and double glazed wooden window to the front,

### **First Floor Landing**

Split stair case, wall beams, storage cupboard, copper radiator, carpet, window to the side and leaded window to lounge/diner,

### **Kitchen**

10' 4" x 9' 7" ( 3.15m x 2.92m )

Kitchen fitted with a range of wall and base units with oak worksurfaces over, electric oven with gas hob and extractor fan/light above, inset double belfast sink, integrated dishwasher, free standing dual American style fridge freezer, feature beams and double glazed wooden window to the front.

### **Bathroom**

Suite comprising of free standing roll top bath, WC, wash hand basin, shaver point, heated towel rail, extractor fan, oak flooring and double glazed wooden window to the front,

### **Lounge/Dining Room**

22' 2" x 12' 1" ( 6.76m x 3.68m )

First floor lounge/ dining room with stair case leading to bedroom one, two radiators, carpet and two double glazed wooden windows to the rear.

### **Bedroom One ( Second Floor )**

22' 5" x 18' 1" ( 6.83m x 5.51m )

Exposed flint wall with recessed feature arrow slits, exposed brick chimney breast, vaulted ceiling, exposed beams, oak flooring, eaves storage, loft access four Velux windows and window to the side.

### **Outbuilding**

Electric supply, door and window to the front.

### **Outbuilding Two**

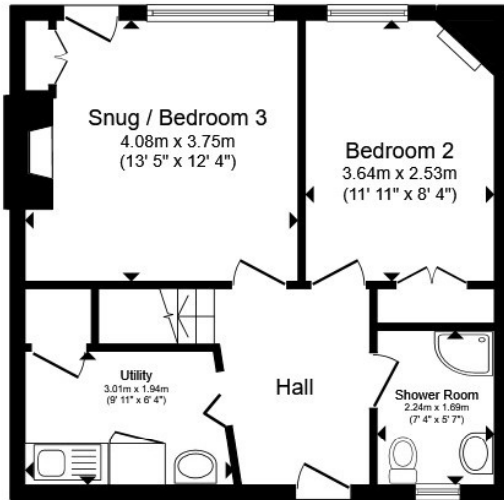
5' 10" x 5' 6" ( 1.78m x 1.68m )

Door to the side.



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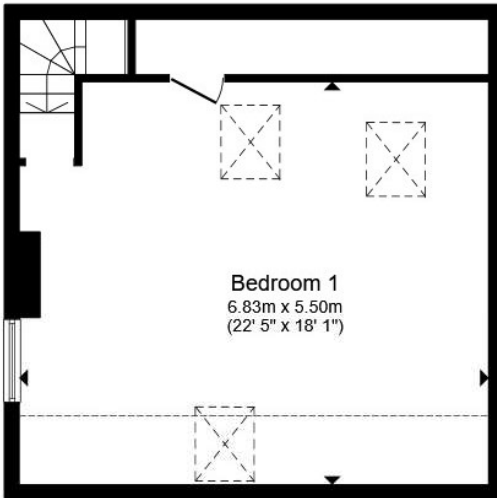




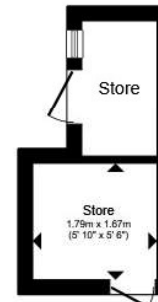
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuildings**

Total floor area 136.8 m<sup>2</sup> (1,473 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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## Flintstones, 3 Swan Street, Fakenham

- CHARACTER COTTAGE WITH ORIGINAL FEATURES
- TWO/THREE BEDROOMS, TWO BATHROOMS
- SPACIOUS LOUNGE
- SHAKER STYLE FITTED KITCHEN
- SOUTH FACING GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108627 - 0007

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