



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

**welcome to**

## **Heath Lane, Fakenham**

Immaculate 3-bed detached family home with two driveways, large garage and excellent extension potential (STPP). Featuring a lounge, dining room, conservatory and utility. Plus a private garden and powered workshop, offering versatile living with ample parking and modern energy-efficient features!



### 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 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.



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)



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welcome to

## 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

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Property Ref:  
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