



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

**welcome to**

**18 Queens Road, Fakenham**

Victorian semi-detached home with three bedrooms and loft conversion, offered with NO ONWARD CHAIN. Features two reception rooms, fitted kitchen, utility and shower room, plus landscaped driveway and generous rear garden, offering flexible living across three well-arranged floors.



### Entrance Hall

Radiator and door to the front.

### Lounge

13' 6" x 11' 8" ( 4.11m x 3.56m )

Three radiators and bay window to the front.

### Dining Room

15' 1" x 12' ( 4.60m x 3.66m )

Woodburner with tiled hearth, radiator, stairs to the first floor and door to the rear patio.

### Kitchen

10' 1" x 8' 11" ( 3.07m x 2.72m )

Kitchen with wall and base units, oven with hob and extractor over, sink with drainer, tiled splash back, space for fridge and two windows to the side.

### Utility Room

8' 10" x 6' 3" ( 2.69m x 1.91m )

Space for washing machine, dishwasher and window to the side.

### Shower Room

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

### Bedroom One

15' 1" x 11' 1" ( 4.60m x 3.38m )

Radiator and two windows to the front.

### Bedroom Two

15' 6" x 11' 1" ( 4.72m x 3.38m )

Feature beam and two sky light windows to the rear.

### Bedroom Three

10' x 8' 10" ( 3.05m x 2.69m )

Radiator and window to the rear.

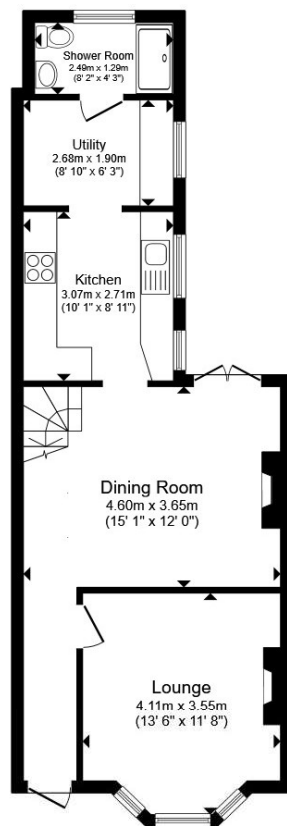
### Bedroom Four

9' 4" x 5' 10" ( 2.84m x 1.78m )

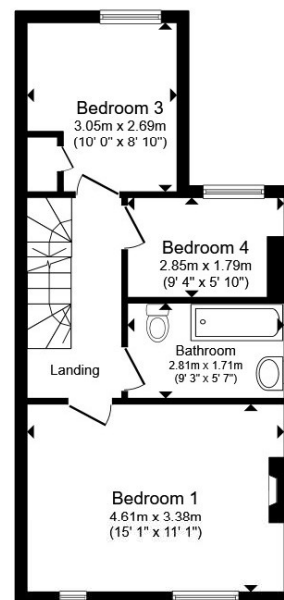
Radiator and window to the rear.

### Bathroom

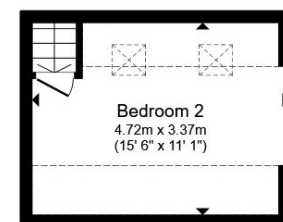
Suite comprising bath with shower mixer hand held taps, WC, wash hand basin and circular feature window to the rear.



Ground Floor



First Floor



Second Floor

Total floor area 108.0 m<sup>2</sup> (1,162 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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## 18 Queens Road, Fakenham

- VICTORIAN PROPERTY
- FOUR BEDROOMS
- SPACIOUS ACCOMMODATION THROUGHOUT
- REAR GARDEN
- NO ONWARD CHAIN

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

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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