



Croxton Road, Fulmodestone, Fakenham, NR21 0NJ

welcome to

Croxton Road, Fulmodestone, Fakenham

Immaculate two-bedroom cottage in the popular village of Fulmodeston, just a short drive from Fakenham. Featuring a spacious lounge with woodburner, modern kitchen and two double bedrooms, offering character, comfort and countryside charm in a move-in-ready home for buyers today.



Agent Notes

Please note that the AML Fee covers 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.

Lounge

17' 2" x 11' 10" (5.23m x 3.61m)

UPVC entrance door to the front, UPVC double glazed window to the front, radiator and feature fireplace with multi fuel burning stove.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m)

Fitted with a range of base units with work surfaces over, inset Asterite sink and drainer with tiled splash backs. Space and plumbing for both washing machine & dishwasher and space for fridge-freezer. Central island with electric cooker, electric hob and breakfast bar. UPVC double glazed window to the rear.

Bathroom

WC, wash hand basin with tiled splash backs, bath with shower over, shaver point, extractor fan and UPVC double glazed window to the rear.

First Floor Landing

Stairs from the Kitchen and doors to Bedrooms.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to the front, TV and telephone point and radiator.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)

UPVC double glazed window to the rear and radiator.

Outside

The front of the property has a small patio area with gated entrance. The rear of the property is enclosed with small courtyard area and access to the rear store (with power and lighting).

Garage

7' 8" x 6' 7" (2.34m x 2.01m)

To the side of the property there is a garage suitable for a single car or storage.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Croxton Road, Fulmodestone, Fakenham

- GUIDE PRICE £170,000-£180,000
- WELL PRESENTED CHARACTER COTTAGE
- MOTIVATED VENDORS
- TWO DOUBLE BEDROOMS
- COURTYARD AND GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108325 - 0009

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