



Penny Croft, Wicken Green Village, Fakenham, NR21 7QS

welcome to

Penny Croft, Wicken Green Village, Fakenham

Well-presented 3-bed semi-detached bungalow with open-plan lounge/diner, woodburner and garden room. Offering three double bedrooms, refurbished bathroom, private garden and driveway parking, ideal for families, downsizers or first-time buyers seeking flexible living space and comfort.



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 & Diner

26' 10" x 12' 2" (8.18m x 3.71m)

Wood burner, radiator, patio doors to the rear and double glazed window to the front of the property.

Conservatory

9' 1" x 8' (2.77m x 2.44m)

Surround uPVC windows and glass roof with tiled floor.

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m)

Kitchen with wall and base units, sink with drainer, hob, extractor, plumbing for dish washer and washing machine and door to the rear of the property.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, towel rail and double glazed window to the rear of the property.

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Built in wardrobe, spacious storage cupboard, radiator and double glazed window to the rear.

Bedroom Two

12' 3" x 12' 2" (3.73m x 3.71m)

Radiator, built in wardrobe, double glazed window to the front of the property.

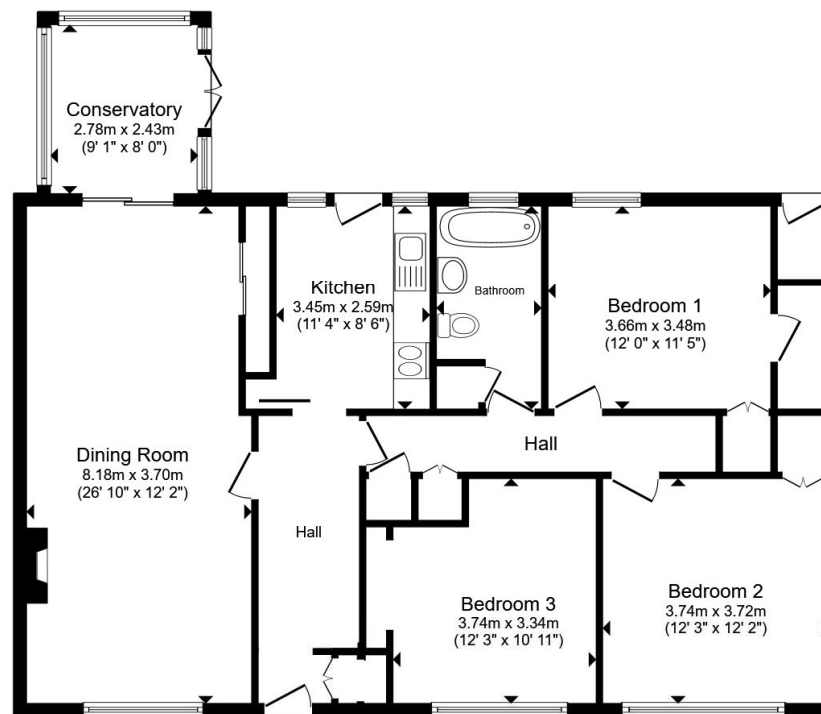
Bedroom Three

12' 3" + wardrobe space(x 10' 11" (max) (3.73m + wardrobe space(x 3.33m (max))

Double glazed window to the front, radiator, wardrobe.

Outside Store

Accessed through door in rear garden



Floor Plan

Total floor area 115.0 m² (1,238 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



welcome to

Penny Croft, Wicken Green Village, Fakenham

- POPULAR LOCATION
- THREE BEDROOMS
- LARGE LOUNGE WITH WOODBURNING STOVE
- MODERNISED BATHROOM
- FULLY ENCLOSED GARDEN

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

offers in the region of
£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108720



Property Ref:
FKM108720 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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