

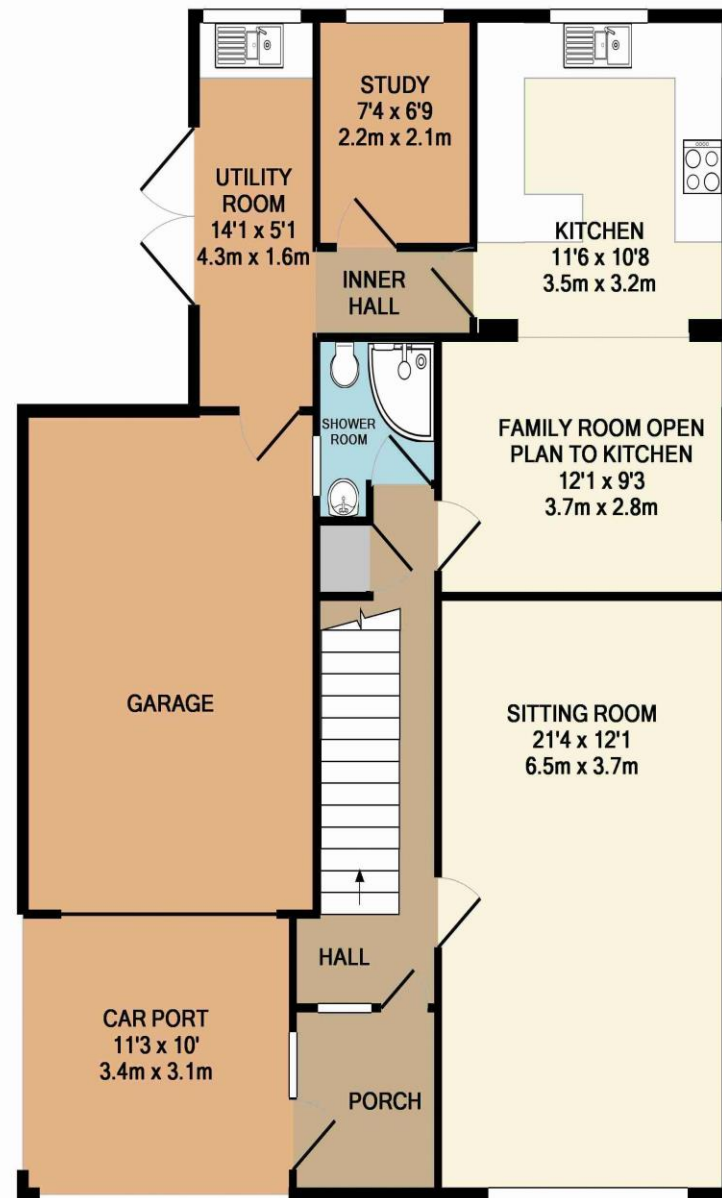


Back Street, Hempton, Fakenham, NR21 7LE

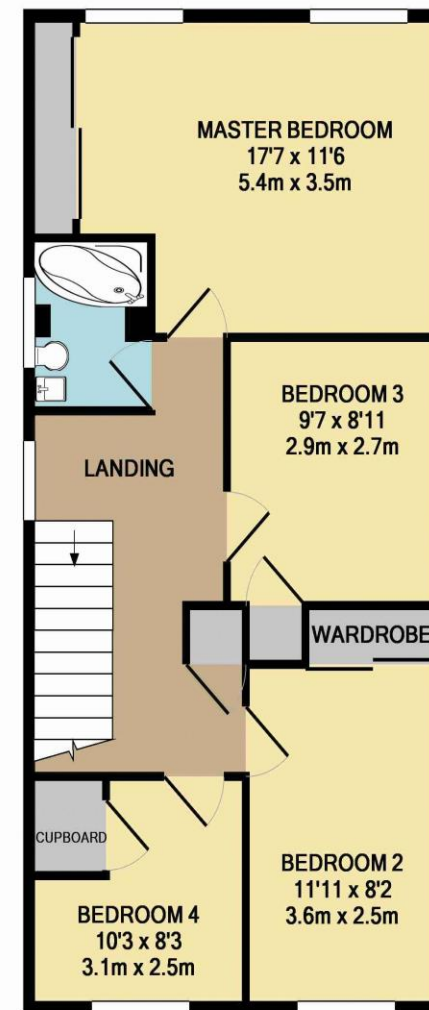
£290,000

Freehold

This modern, spacious, detached family home is located on a quiet street which leads onto a village green and is within walking distance of Fakenham town centre and all the amenities it has to offer. The property briefly comprises: Lounge, open plan kitchen / dining room, shower room, study/small bedroom and a utility room on the ground floor. On the first floor there are 3 double bedrooms, 1 single bedroom and a family bathroom. The property also benefits from having a private garage, private front and rear south facing garden, UPVC double glazing and gas central heating.

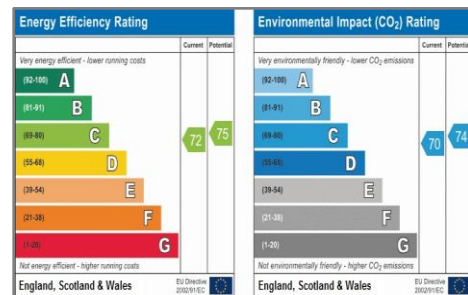


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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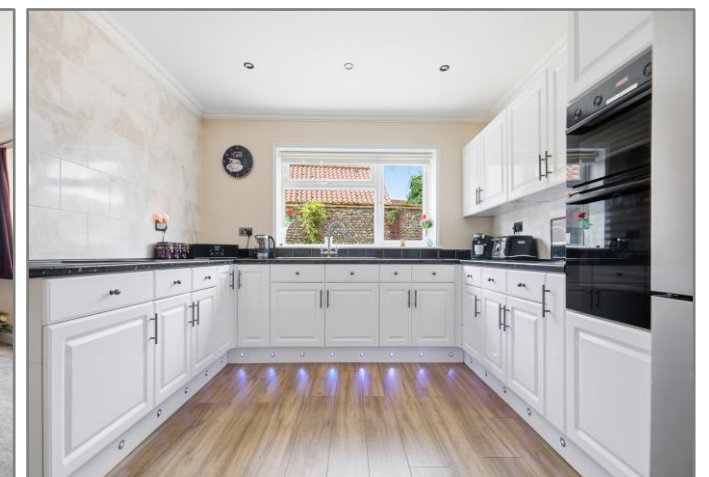
Council tax band = D

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Registered office: Cedar House, 41 Thorpe Road, Norwich, NR1 1ES
Incorporated in England and Wales, Company Registration Number: 6606900

- **Detached House**
- **5 Bedrooms**
- **2 Reception Rooms**
- **Private garage**
- **Private Garden**
- **UPVC Double Glazing**
- **Gas Central Heating**



Entrance Porch

Ceramic tiled floor. Window to the front aspect and UPVC door with side window leading into:

Entrance hall

Staircase to First Floor Landing with under stairs storage, further storage cupboard, radiator and ceiling downlighters.

Shower Room 5' 10" x 5' 7" (1.79m x 1.69m)

Fully tiled corner shower cubicle, circular wash hand basin on timber shelf with tiled splashback, mirror and shelf above, WC with concealed cistern. High level electric convector heater, ceramic tiled floor, extractor fan, heated flooring, shaver point and chrome ladder style radiator. Window to the side aspect.

Sitting Room 21' 4" x 12' 2" (6.50m x 3.70m)

Bespoke timber effect storage unit with large TV recess, shelving and storage, two radiators, ceiling downlighters and wall lights. Large window to the front aspect.

Dining area 9' 3" x 12' 1" (2.82m x 3.69m)

Three illuminated display recesses with timber shelves, laminate flooring, radiator. Window to the side aspect and opening into:

Kitchen/Breakfast Room 11' 6" x 10' 9" (3.50m x 3.27m)

Range of walnut effect base and wall units, one glazed, with solid beech worktops incorporating a dark grey Franke one and a half bowl sink with chrome mixer tap. Neff double oven, large Neff ceramic hob with stainless steel extractor above, Neff microwave oven, fitted fridge, freezer and dishwasher. Feature ceiling with downlighters and under unit lighting, radiator and laminate flooring. Large window overlooking the rear gardens.

Study / Bedroom 5' 8" x 6' 10" (2.55m x 2.08m)

Laminate flooring, radiator and ceiling downlighters. Window to the rear aspect.

Utility room 14' 1" x 5' 1" (4.3m x 1.56m)

Range of base units with laminate worktops over incorporating a one and a half bowl stainless steel sink with chrome mixer tap, space and plumbing for a washing machine and spaces for a tumble dryer and fridge freezer. Ceramic tiled floor, radiator, ceiling downlighters and loft access. Double aspect windows, door into garage and French doors leading out to the side of the property.

First Floor Landing

Contemporary staircase with glass balustrade, loft access, ceiling down lighters, door to airing cupboard. Window to the side aspect.

Bedroom 1 11' 6" x 15' 8" (3.51m x 4.78m)

Large fitted wardrobe with obscured glass sliding doors, illuminated display recesses to side of bed space, ceiling down lighters and blue LED down light unit above bed, ceiling mounted TV point, radiator. Large and small windows to the rear aspect.

Bedroom 2 11' 11" x 8' 0" (3.63m x 2.44m)

Fitted double wardrobe cupboard with sliding doors, ceiling down lighters, radiator, TV point. Window to the front aspect.

Bedroom 3 9' 8" x 8' 11" (2.94m x 2.73m)

Fitted wardrobe cupboard, ceiling down lighters, radiator and TV point. Window to the side aspect.

Bedroom 4 8' 3" x 9' 9" (2.52m x 2.98m)

Cupboard with hanging rail, radiator and TV point. Window to the front aspect.

Family Bathroom 10' 4" x 5' 5" (3.14m x 1.66m)

White suite comprising a shaped bath with mixer shower tap and blue mosaic style tiling, wash hand basin with mirror above, WC with concealed cistern. Feature glass column containing polished pebbles incorporating rustic timber shelving, radiator, shaver point, down lighters. Window to the side aspect.

Outside

The property is approached over a gravelled driveway providing parking for several vehicles and leading to a car port and single garage. To the side, there is a lawned garden with raised perimeter borders and a brick and flint wall. Passageways to the sides of the property lead to the south facing rear gardens comprising a large raised timber deck with lighting and outside tap and a lawned area with raised borders. There is a feature pond, high walling to the rear boundary with fencing and hedging to the sides.

Outbuilding 13' 0" x 6' 5" (3.96m x 1.96m)

Brick built with power and light. Window.

Garage 17' 8" x 8' 8" (5.38m x 2.65m)

Integral garage with up and over door, door to Utility Room, power and light and wall hung gas fired boiler.

Services

Mains water, mains electricity, mains drainage and gas fired central heating to radiators.