



## 4 bed detached bungalow to buy in NR21

Whitlands, Fakenham, Norfolk, NR21 8EW

**£220,000** Starting Bid

 x 4  x 2  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 4-BEDROOM CHALET BUNGALOW
- ✓ WELL-PROPORTIONED BEDROOMS
- ✓ GARAGE & WORKSHOP
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to offer this well-proportioned chalet style property, occupying a mature plot with a detached garage and workshop, in the popular market town of Fakenham. The internal accommodation extends to over 1,300 sq./ft. (excluding the garage), with versatile living space and two double bedrooms on the ground floor and two further double rooms upstairs. Outside, there is a private driveway which extends to the side of the property, with access to the generously sized rear garden. This property requires modernisation throughout, but would make an excellent family home and is offered with no onward chain.

### ACCOMMODATION

Visitors are welcomed into the entrance hall, where there are doors into the two ground floor bedrooms, kitchen, one of the shower rooms and living room. Both bedrooms are comfortable double rooms, with windows to the rear garden. Down the hall is the 3-piece shower room, and next to this is the kitchen, equipped with a range of fitted storage units leaving space and plumbing for a washing machine and undercounter fridge. The main living space is placed at the front of the bungalow, with windows to the side and front and an electric fireplace.

Upstairs there are a further two double bedrooms, one equipped with built in storage. The landing also has two built in cupboards, and access to the upstairs 3-piece shower room.

### OUTSIDE & OUTBUILDINGS

The property is set back from the road behind a low maintenance front garden area and approached over a driveway, which provides plenty of parking and access to the garage. The rear garden is north-facing and completely private, with side access to the garage, workshop and summer house.

### LOCATION

Fakenham is a traditional Norfolk market town situated on the River Wensum, located 25 miles North West from the City of Norwich and 10 miles from the sought after North Norfolk coast. Fakenham offers a range of amenities with a market every Thursday, and regular bus links into Norwich and King's Lynn. There are 4 supermarkets, medical and dentist practices and schools for all ages. Fakenham is home to Norfolk's only racecourse, which also hosts a sports centre, golf course, social club and other events

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Detached Bungalow

Parking: Off Street, Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

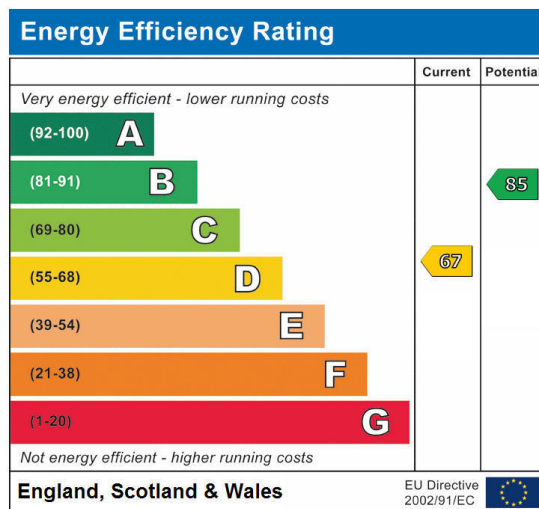
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Whitelands, Fakenham, Norfolk, NR21 8EW

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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