





## 7 Appledore Lane

O.I.E.O. £180,000-£190,000

A spacious two-bedroom semi-detached bungalow well situated in the area of Wicken Green Village outside of Fakenham. This property is ideal for those looking to downsize to a quiet area.

As you step into the property, you are greeted with an entrance area with adjacent coat cupboard, this leads you through to a very generous living room with double doors to a dining room providing a flexible and potentially open, living space. Next, there is a fitted kitchen that feature a range of fitted units at base and eye level with integrated high-level oven and hob, this room is complemented by a utility to the rear with access to the garden., with all appliances included.

Further on, there is an inner hallway with large storage and airing cupboards. This hall provides access to a spacious bedroom, one with fitted wardrobe and en-suite shower, bedroom two with fitted wardrobe of which are both serviced by a three-piece bathroom suite.

Outside, to the front, is driveway providing off-street parking for two vehicles, in addition of a raised garden area with laid grass, flowerbeds and shrubs with path leading to front door. To the rear, is a secluded tiered garden with laid patio, raised grass area with flower beds and shrubs. Side access, shed and greenhouse can also be found

The property is offered with No Onward Chain.

NB: There is a management company (NRM) for the green/open space and grass cutting. A maintenance charge per annum is payable of £261.35 for 2026.





**Services** - Oil central heating. Mains, water, drainage, and electricity are connected.

### Situation

Wicken Green Village is a small residential village in north-west Norfolk, just under 5 miles from the historic market town of Fakenham, where offer many facilities. The Norfolk Coast with sandy beaches is only 20-30 minute drive.

### Directions

From Tesco Superstore on Oak Street follow road to the end turning left at the roundabout onto Wells Road. Continue to roundabout with Shell garage on your left. Go over roundabout and continue onto Creak Road for approximately 4 miles. Turn right onto the B1454 and continue for approximately 2.4 miles. Turn right onto Tattersett Road and continue for approximately 0.7 miles turning right onto Lancaster Road. Continue past the primary school turning right onto Cherrywood Avenue. Continue along Cherrywood Avenue and take fourth turning on the left into Appledore Lane where the property will be found on the left hand side clearly identified by Parsons and Company 'For sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0245.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







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Approximate total area<sup>m</sup>

975 ft<sup>2</sup>  
90.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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