



THE STORY OF

28 The Street

Sculthorpe, Norfolk

SOWERBYS



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28 The Street

Sculthorpe, Fakenham,
Norfolk, NR21 9QD

Mid Terrace, Period Brick and Flint Cottage

Cosy Sitting Room

Kitchen and Separate Utility Room

Principal Bedroom and En-Suite Shower Room

Second Bedroom

Garden and Outbuilding

No Onward Chain

Travelling through the heart of the Norfolk landscape, just outside the market town of Fakenham, sits this pretty cottage in the village of Sculthorpe.

The garden to the rear comprises two areas, one laid to patio, and a pathway leads to a lawned garden with an outbuilding and greenhouse.

This period cottage offers a wealth of character features, including its brick and flint façade, beams and ledge and brace doors, and the wood-burning stove makes for a cosy sitting room.

It is a home with space to grow, with its two bedrooms, an en-suite shower room and an abundance of storage.

Inspiration continues with the garden, awaiting vision and a stamp of creativity from its next custodian.

Within easy walking distance of the pretty village public house, the cottage offers sanctuary, for a permanent home or an ideal investment opportunity.

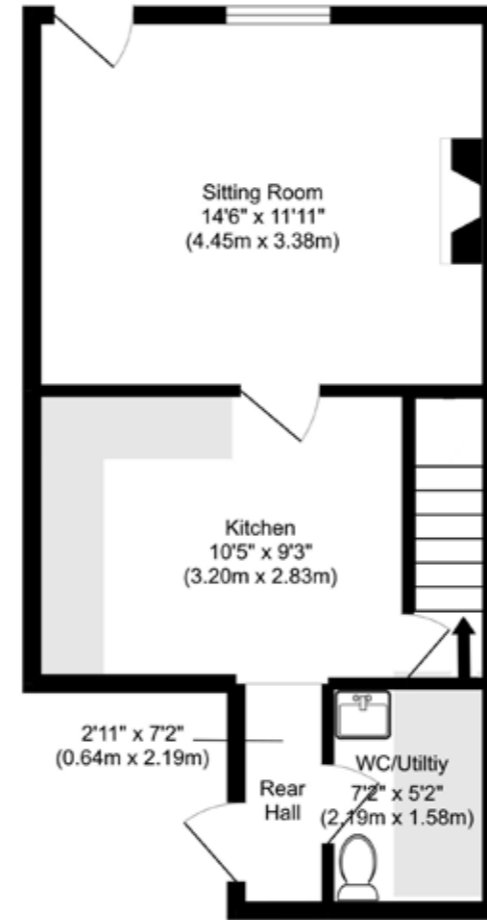
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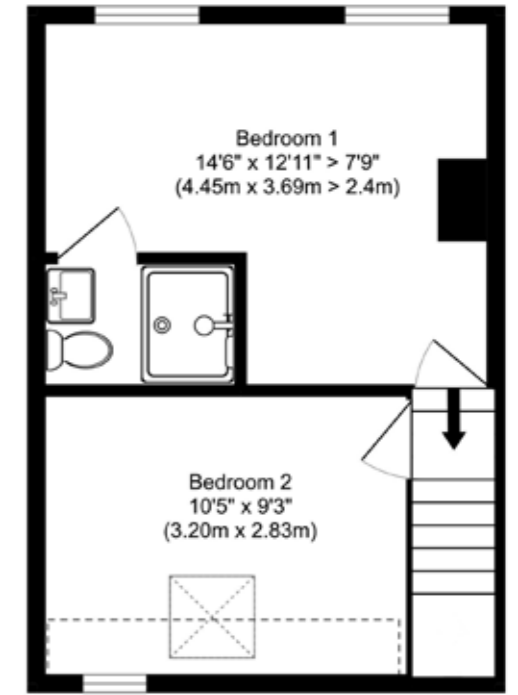
fakenham@sowerbys.com



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Sculthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



A scattered village, Sculthorpe has two fine pubs, 'The Aviator' on one side of the A148 and 'Sculthorpe Mill' on

the other.

Sculthorpe is ideally positioned for the North Norfolk Coast with its many attractions and golf courses. There's also the Sculthorpe Moor Nature Reserve run by the Hawk and Owl Trust to reintroduce native birds to the area and to protect the natural environment.

The village is very close to the busy market town of Fakenham with its supermarket and pedestrian shopping precinct, its Thursday Market and monthly Farmer's Market. Fakenham also has a good sports centre.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles

away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from the



“Put your feet up by the wood-burning stove in the cosy sitting room.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0288-2012-7252-6590-0264

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The neighbouring property has pedestrian access to the rear.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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