



THE STORY OF

1 Foundry Close

Sculthorpe, Norfolk

SOWERBYS

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1 Foundry Close

Sculthorpe, Fakenham,
NR21 9ND

Detached House

L-Shaped Sitting/Dining Room

Kitchen and Separate Utility Room

Downstairs Cloakroom and First Floor Shower Room

Three Bedrooms with Built-In Wardrobes

Off Road Parking and Two Single Garages

Mature gardens

Open Views

No Onward Chain

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“Cosy up by the wood-burning stove in this delightful, family home.”

Travelling through the north Norfolk landscape, just outside the market town of Fakenham, on the edge of the village of Sculthorpe, lies this detached family home.

There are two separate driveways leading to garages on either side of the property, and in the middle is the well-tended garden, with its flower beds bursting with spring colour, overlooking fields.

Opportunity is abundant, subject to necessary consents. The kitchen overlooks the rear garden, which has

been a labour of love over the years and is well-stocked with a variety of flowers and shrubs.

The separate utility room and a cloakroom are welcome space to the ground floor, and there is also a personal door leading to one of the garages, accessed via the utility room.

The property has undergone some redecoration and the sitting room, which is a favourite of our sellers', enjoys a recently installed wood-burning stove, and new carpet.





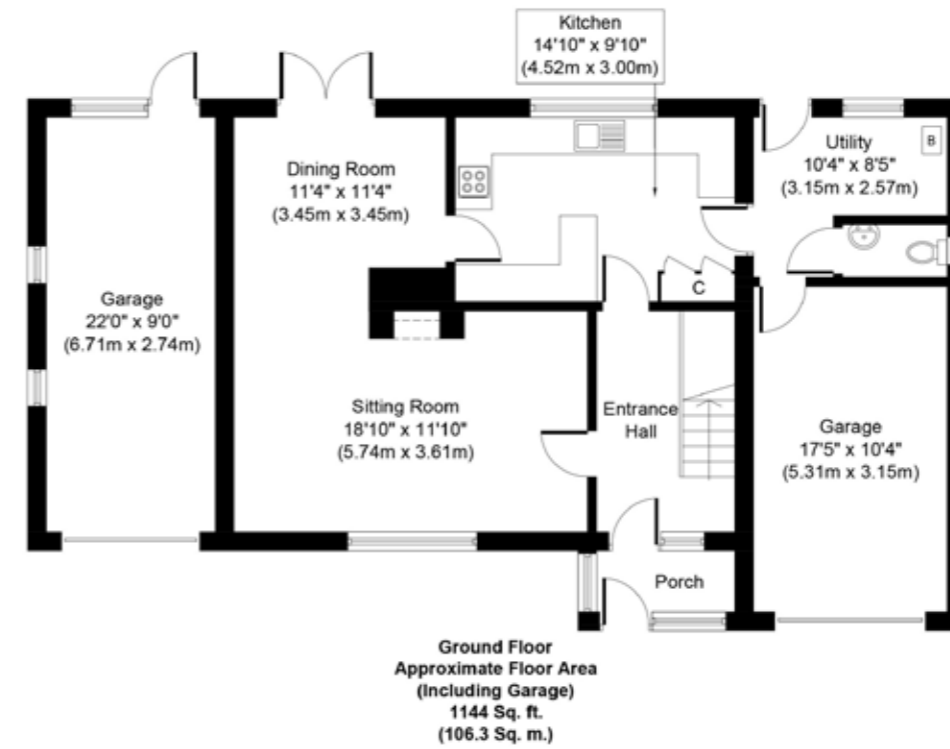
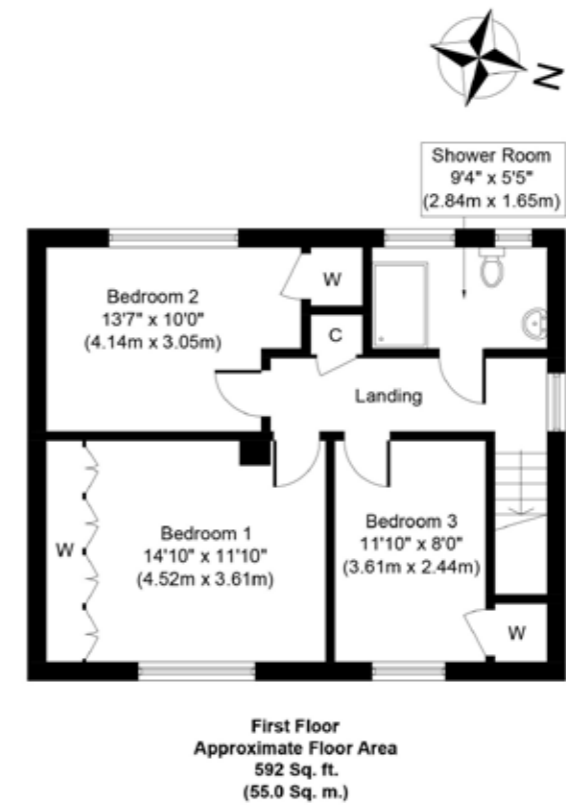
There are two doubles and one single bedroom upstairs, all of which benefit from built-in wardrobes and are served by the family shower room.

Over their time here, the family have enjoyed being close to the north Norfolk beaches, in particular early morning dog walking at Holkham.

Other local attractions, including the Hawk and Owl Trust, which is located close to the property, and Pensthorpe just a short distance down the road, are also frequented by our sellers.

It's time now for someone new to make this house their home.





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 Sowerbys



Wells-next-the-Sea

“There are so many beautiful coastal locations nearby to explore and enjoy.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2582-3025-8207-5367-3200

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.

LOCATION

What3words: ///snow.harmless.sleepless

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