



Creake Road, SCULTHORPE.

NR21 9NQ.

**Offers sought in the region of
£375,000**

Freehold.

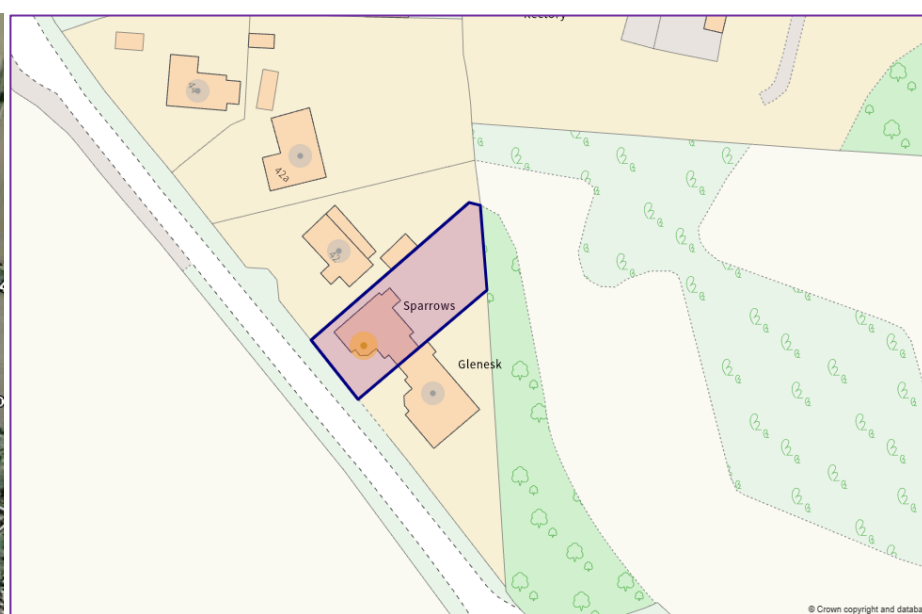
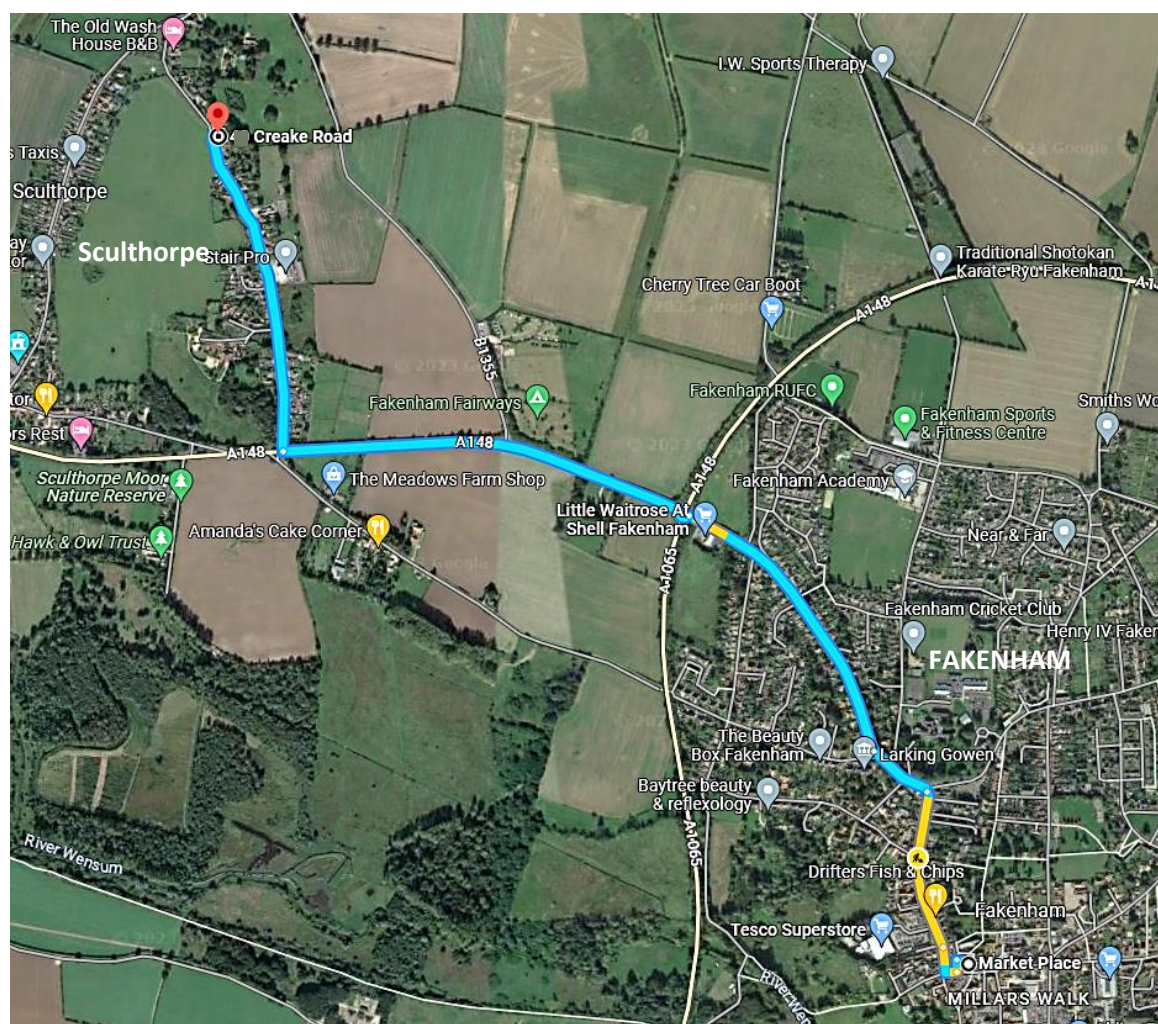
Spacious, link-detached, modern Chalet Bungalow Residence with centrally heated and double and triple glazed 3 bedroomed accommodation, Garage, off street parking, and very attractive well enclosed Gardens.

The property is situated in a sought after, South-West facing position overlooking farmland to the front, and adjoining the Grounds of the The Old Rectory to the rear.

The property comprises: On the Ground Floor: Enclosed Entrance Porch, Entrance Hall, Sitting room with multi-fuel stove, Separate Dining room, Conservatory, Fitted Kitchen, 2 Double Bedrooms, Shower room and Separate WC. On the First Floor: Attic Bedroom 3.

Outside: Gravelled turning and parking area providing off street parking, Garage and attractive, good sized gardens.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions: From Fakenham take the A.148 Kings Lynn Road, and at ½ mile turn right into Creake Road, Sculthorpe. The property is on the right at a further ½ mile, as marked by a for sale board.

Location: Sculthorpe is a small village on the Western outskirts of Fakenham Market Town, with a primary school, village hall and Church, and the 'Sculthorpe Moor Nature Reserve' which lies just to the South of the village. Fakenham is 2 miles distant and offers a wide range of shopping, educational, leisure and sporting facilities; the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant; and King's Lynn with its direct rail link to London (Kings Cross) is 20 miles distant.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

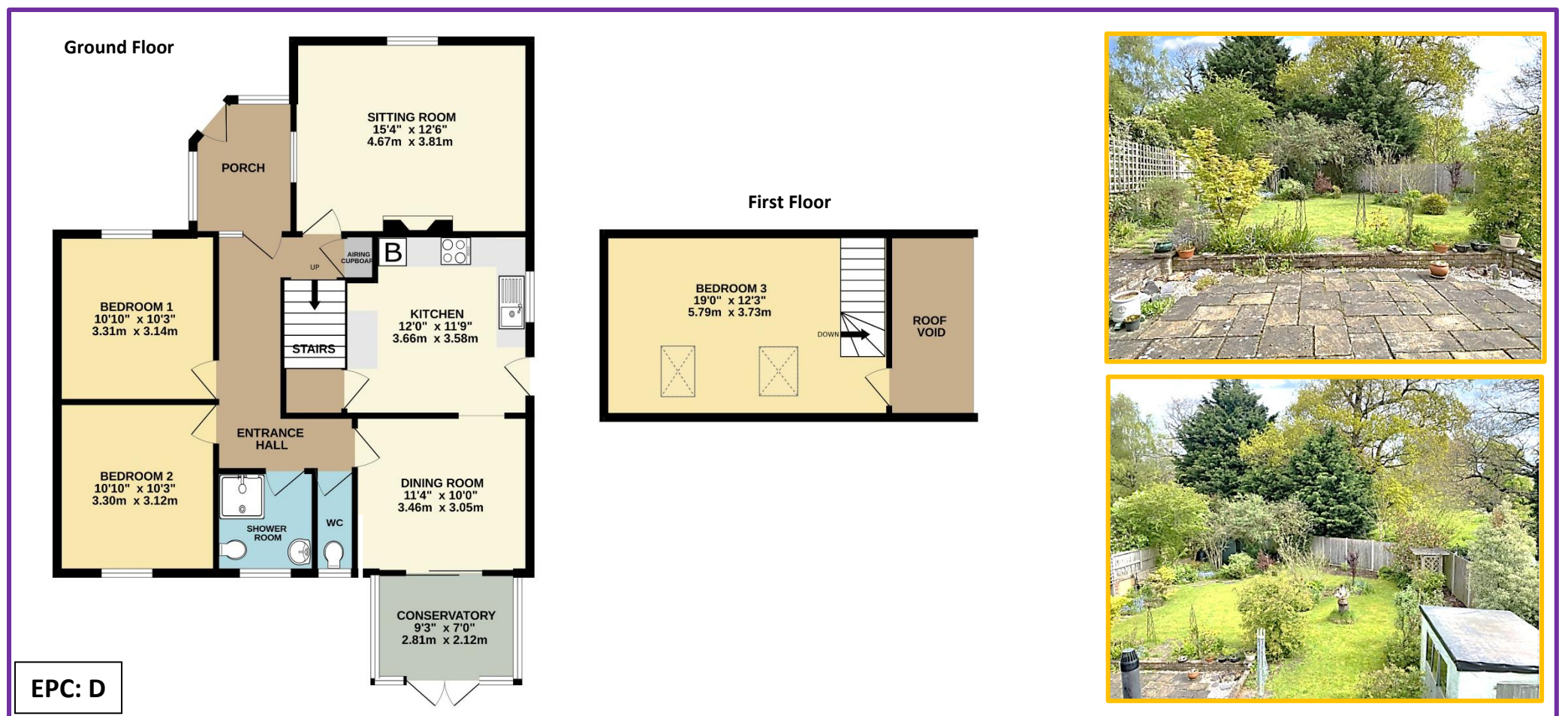
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Ground Floor: Half double glazed door to;

Enclosed Entrance Porch: with tiled floor, fitted roller blinds and wall light. Glazed door with adjoining glazed side panel to;

Entrance Hall: Built-in airing cupboard with double lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Telephone point. Half glazed door to;

Sitting room: 15'4" x 12'6", (4.7m x 3.8m). Fireplace with multi-fuel fired stove and tiled hearth. Adjoining fitted shelves. Freesat & ethernet connections. TV point. Triple glazing.

Dining room: 11'4" x 10'0", (3.5m x 3.0m), with opening to kitchen, and sliding double glazed patio door to;

Conservatory: 9'3" x 7'0", (2.8m x 2.0m), with double glazed roof, and tiled floor. Twin double glazed doors to rear garden.

Kitchen: 12'0" x 11'9", (3.7m x 3.6m). Sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance spaces and plumbing for washing machine and dishwasher under. Built-in "Zanussi" 4 ring electric hob unit with extractor hood over. Built-in "Belling" oven with microwave space and cupboard over, and cupboard under. Matching range of wall mounted cupboard units with concealed lighting under. Further fitted work top with tiled splashback, and drawers and cupboard under. Adjoining tall cupboard unit and further wall unit over. Built-in under-stairs cupboard. "GEC Nightstor 100" electric central heating boiler. Strip light. Fitted roller blind. Half double glazed door with fitted blind to outside.

Shower room: Shower cubicle with "Mira" fitting and sliding glass screen door. Hand basin with pedestal mixer tap, mirror, lights and shaver point over. Cupboards under. Low level WC. Ceiling recessed spotlights. Extractor fan. Tiled floor. Fitted roller blind. Triple glazing.

Separate WC: Low level WC. "Dimplex" wall mounted electric convector heater. Extractor fan. Tiled floor. Fitted roller blind.

Bedroom 1: 10'10" x 10'3", (3.3m x 3.1m). Range of 2 double fitted wardrobe cupboards and matching shelved cupboard, built-in vanity shelf with drawer under and cupboard over. Fitted roller blind. Triple glazing.

Bedroom 2: 10'10" x 10'3", (3.3m x 3.1m). Triple glazing.

First Floor:

Bedroom 3: 19'0" x 12'3", (5.8m x 3.7m), (including stairs), in roof space. 2 Velux roof lights. Strip light. Access to eaves.

Outside: Twin gates from the road lead to a gravelled drive and turning area which provide off street parking. Adjoining the property is an attached, brick and tiled Garage, 17'10" x 8'10", (5.4m x 2.7m), with up & over door, concrete floor, strip lights, power points and personal door. To the front of the property is a small, mainly lawned garden. Immediately to the rear is a paved patio area, and beyond, a very attractive, well stocked garden with lawn, flower and shrub beds, a Garden Store, 8'0" x 6'0", (2.4m x 1.8m), and timber and felt roofed Summer House, 7'0" x 7'0", (2.1m x 2.1m).

Services: Mains water, electricity and drainage are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: 01263 513811. **Tax Band:** C.

