

27 Wellington Crescent, SCULTHORPE, FAKENHAM. NR21 7PU.

To Let,
Unfurnished for 12 months.
Rent: £850pcm
Deposit: £850

Modern, semi-detached House with electrically heated and double glazed 2 bedroomed, accommodation, ample parking space and well enclosed South facing rear garden.

The property comprises;
On the Ground Floor; Entrance Hall, Sitting room, Kitchen (with built in oven and hob), and Conservatory.

First Floor:
Landing, 2 Bedrooms and Bathroom.

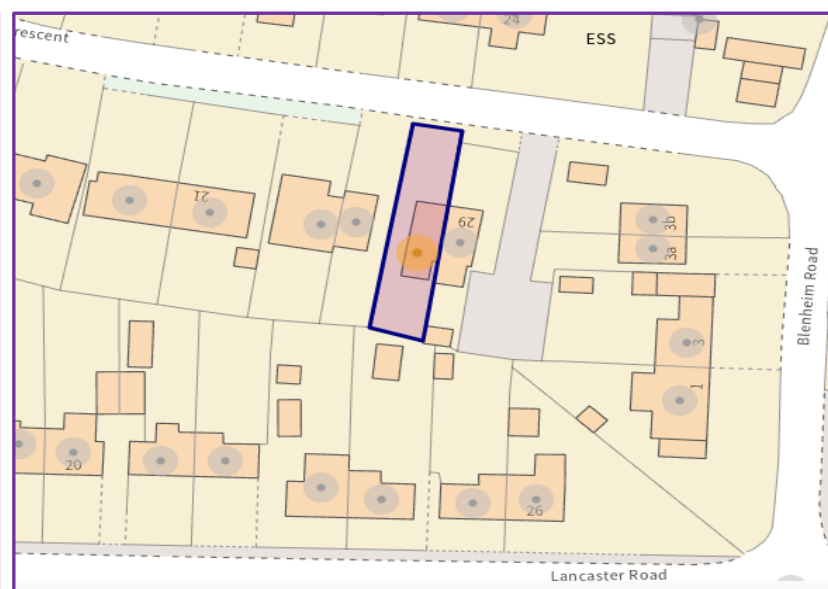
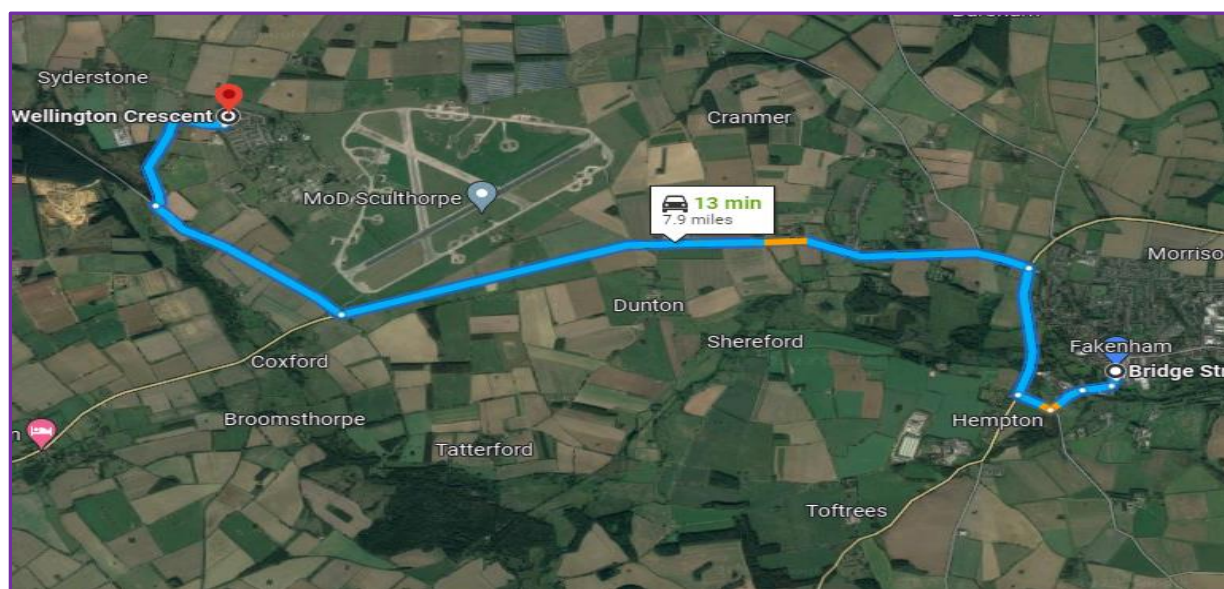
Outside:
Ample gravelled parking space to the front. Well enclosed, mainly lawned garden to the rear.



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

Directions; From Fakenham take the A148 as signposted Kings Lynn. Continue for about 5 miles and turn right on the B1454 as signposted Docking and Hunstanton. Turn right at 1¼ miles on Tattersett Road, and bear right at the fork. Turn right onto Lancaster Road, take the second left onto Blenheim Road, then the first left onto Wellington Crescent. The property is on the left, as marked by a To Let board.

Location: Blenheim Park is an established development, on the edge of the now decommissioned Sculthorpe military air base. There is a Primary School on the development and open farmland and Syderstone Common is within walking distance. About a mile to the West is the village of Syderstone where there is a Church, Village Hall (with Post Office on Wednesday & Friday mornings) and a Public House. The Market Town of Fakenham is 7 miles distant, and Kings Lynn with its direct rail link to London (Kings Cross) is 15 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. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

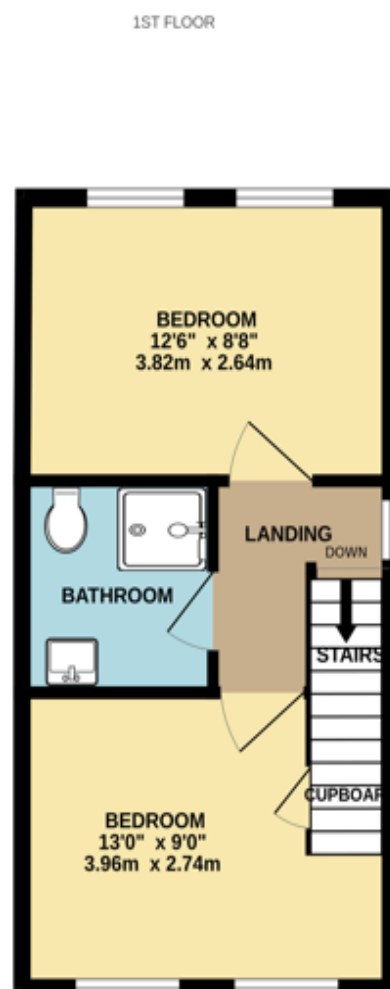
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They do not constitute part of an offer or contract.

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ACCOMMODATION:

GROUND FLOOR:

ENTRANCE HALL:

Understairs cupboard, electric radiator, pendant light, and fuse box.

SITTING ROOM: 13'0" x 12'6" (4.0m x 3.8m).

Electric heater, curtain pole, spotlights. Tv point, phone point and sliding door to:

CONSERVATORY: 10'10" x 7'3" (3.3m x 2.2m)

Double doors to outside.

KITCHEN: 12'0" x 6'8" (3.6m x 2m).

Stainless steel sink unit with mixer tap set in a timber work surface with cupboards and appliance space under. Further timber work tops with built in 'Whirlpool' hob unit, and 'Whirlpool' oven, drawers, cupboards and appliance space under. Matching wall mounted cupboard units and 'Whirlpool' extractor fan. Spotlights and tiled floor.

FIRST FLOOR:

LANDING:

Hatch to roof space.

FULLY TILED BATHROOM:

Shower cubicle with rainfall shower head. Pedestal sink unit with mixer tap. Low level WC. Heated towel rail. Spotlights.

BEDROOM 1: 13'0" x 9'0" (3.9m x 2.7m).

Curtain poles and roller blinds. Spotlights and telephone point. Electric heater and heating timer.

BEDROOM 2: 13'0" x 8'8" (3.9m x 2.6m).

Curtain poles and roller blinds. Electric heater. Cupboard with fitted shelf and 'Thermo Unicyl' hot water cylinder.

OUTSIDE:

Gravelled driveway to the front with **ample car parking space**. A gate leads to the rear garden, which is well enclosed and laid mainly to lawn with flower beds and small patio area. Further patio area to side.

SERVICES:

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

DISTRICT AUTHORITY:

North Norfolk District Council, Cromer. (01263) 513811. **Tax Band: A.**

EPC: D

