



Grove End, Creak Road, SCULTHORPE.

NR21 9NF.

Offers sought in the region of
£325,000

Freehold

Individual, detached, modern-style bungalow, with spacious, centrally heated and double glazed 3 bedrooomed accommodation, and gardens extending to about 0.4 acre (stms), with orchard, garage and ample parking space.

The property includes, Entrance Hall, Sitting room, 20ft Kitchen/Dining room, (which was refitted in 2012), 3 Bedrooms, Bathroom and Cloakroom.

Located in a quiet position within easy walking distance of open farmland.

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



Directions: From Fakenham take the A.148 Kings Lynn road, and after leaving the "Shell" roundabout, take the second turning on the right into Creak Road. The property is on the left at 175 yards, 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.

Services: Mains water, electricity and drainage are connected.

District Authority: NNDC, Cromer. (01263) 513811. **Tax Band:** "D".

EPC: TBA.



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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Recessed Entrance Porch: with tiled floor & half double glazed door to;

Entrance Hall: Built-in shelved cupboard. Airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Further built-in cupboard. Hatch to roof space with fitted loft ladder. Telephone point.

Sitting room: 17'0" x 13'10", (5.2m x 4.2m) max. A double aspect room with mock fireplace with artificial stone surround, matching hearth and timber mantle shelf. Adjoining TV shelf with video recess under. Fitted Venetian blinds, TV point. 2 wall lights and centre light.

Kitchen/Dining room: 20'7" x 9'0", (6.3m x 2.8m). Stainless steel sink unit set in fitted work surface with tiled splashback, and drawers and cupboards under. Adjoining tall cupboard, Further fitted work top with tiled splashback, and built-in "Bosch" 4 ring electric hob unit with "Cooke & Lewis" extractor hood over. Built-in "Bosch" electric oven with cupboard over & under. Further cupboards, microwave recess, and range of matching wall cupboards. Appliance recess. Strip light. Spotlights. Venetian blinds. Tiled floor. Glazed door to

Rear Porch/Utility: 8'7" x 7'6", (2.6m x 2.3m) max. Built-in cupboard with appliance space, plumbing for washing machine, fitted shelves and electric light. Part timber panelled walls. Venetian blind. Half double glazed door to outside.

Rear Hall: Roller blind. Door to garage.

Cloakroom: Hand basin with tiled splashback. Low level WC. Tiled floor.

Bedroom 3: 11'6" x 9'9", (3.5m x 3.0m) max. TV point.

Bathroom: White suite of timber panelled bath, pedestal hand basin and low level WC. Fully tiled shower cubicle with sliding glass screen doors. Heated towel rail. Mainly half tiled walls. Extractor fan.

Bedroom 1: Built-in double wardrobe cupboard with sliding doors.

Bedroom 2: Built-in double wardrobe cupboard with sliding doors.

Outside: Double metal gates lead to a **wide turning/parking area** in the front of the property. A drive to the side of the bungalow leads to an attached brick and built-up felt flat roofed **Garage**, 17'0" x 9'7", (5.2m x 2.9m), with up & over door, concrete floor, electrical connection and "Grant" oil fired central heating boiler.

To the front of the property is a lawned garden area with vegetable/flower beds, and an aluminium framed **Greenhouse**, 6'0" x 6'0", (1.8m x 1.8m).

Immediately to the rear is a paved patio area with low retaining wall, and beyond, a further lawned garden with flower and shrub borders. Within the garden is a brick, block and felt, flat roofed **Workshop**, 10'4" x 9'7", (3.2m x 2.9m), with work bench, electrical connection, fitted shelves and concrete floor. Close by is a further **Store**, 12'0" x 10'0", (3.7m x 3.0m).

On the North side of the property is a further enclosed lawned Garden and orchard area, measuring about 130 ft x 40ft (stms).

The Gardens extend, in all, to approximately 0.4 acre (0.1619 ha), stms.

