



65 Halifax Crescent, Sculthorpe
Guide Price £180,000

BELTON DUFFEY



65 HALIFAX CRESCENT, SCULTHORPE, NORFOLK, NR21 7PS

Requiring refurbishment, a 3 bedroom semi detached house situated on the edge of the estate with lawned gardens and countryside views. No onward chain.

DESCRIPTION

Offered for sale with no onward chain, 65 Halifax Crescent is semi detached house situated on the edge of Blenheim Park estate in a convenient location for local villages and the amenity rich market town of Fakenham. The property does now require a programme of refurbishment with accommodation briefly comprising an entrance hall, kitchen/dining room and sitting room with a landing upstairs leading to 3 bedrooms, a bathroom and cloakroom.

Further benefits include oil-fired central heating, an open fire in the sitting room and UPVC double glazed windows and doors throughout with countryside views from upstairs.

Outside, there is a lawned front garden with unrestricted parking available immediately outside the property and a lawned and paved garden to the rear.

SITUATION

Blenheim Park is a development of houses with a primary school and social club, close to the villages of Sculthorpe and Syderstone. The village of Sculthorpe has 3 pub/restaurants, parish church, village hall and is within close proximity to Sculthorpe Moor, a haven for wildlife. Syderstone is a small rural village, with the benefit of Syderstone Common and Nature Reserve, a Site of Special Scientific Interest, and a popular place for dog walking, cycling and rambling. There is a parish church, public house (currently closed) and a small children's swing park in the centre of the village.

Close by is the market town of Fakenham which is on the banks of the River Wensum. Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly markets, flea market and sales rooms. People come from far and wide on market and race days transforming the central market place. The town also boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

ENTRANCE HALL

4.56m x 1.80m (15' 0" x 5' 11") A partly glazed UPVC door with a storm porch over leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Radiator, built-in storage cupboard, partly glazed UPVC door leading outside to the rear garden and doors to the kitchen/dining room and sitting room.



KITCHEN/DINING ROOM

5.80m x 2.57m (19' 0" x 8' 5") A range of base and wall units (in poor condition) with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, ample room for a dining table and chairs, built-in storage cupboard, radiator and double aspect windows overlooking the front and rear gardens.

SITTING ROOM

4.57m x 3.34m (15' 0" x 10' 11") Open fireplace with a marble hearth and timber surround, 2 radiators and double aspect windows overlooking the gardens to the front and rear.

FIRST FLOOR LANDING

Radiator, loft hatch, doors to the 3 bedrooms, bathroom and WC. Window overlooking the rear garden and countryside beyond.

BEDROOM 1

3.50m x 3.04m (11' 6" x 10' 0") Built-in double wardrobe cupboard, radiator and a window to the front of the property.

BEDROOM 2

3.34m x 2.52m (10' 11" x 8' 3") Built-in double wardrobe cupboard, radiator and a window to the front of the property.

BEDROOM 3

2.37m x 1.98m (7' 9" x 6' 6") Radiator and a window overlooking the rear garden and countryside beyond.

BATHROOM

2.70m x 1.39m (8' 10" x 4' 7") Panelled bath, pedestal wash basin, tiled splashbacks, radiator, extractor fan and a window to the rear with obscured glass.

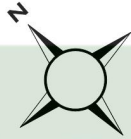
CLOAKROOM

1.29m x 0.85m (4' 3" x 2' 9") WC and a window to the rear with obscured glass.

OUTSIDE

To the front of the property, there is a lawned garden with a paved pathway leading to the front door with a storm porch over and outside light.

A side gate leads to the rear garden which is fenced to the boundaries and comprises a lawn with a paved terrace and timber garden shed. Plastic oil storage tank and external oil-fired boiler providing heating and hot water, outside tap and lighting.

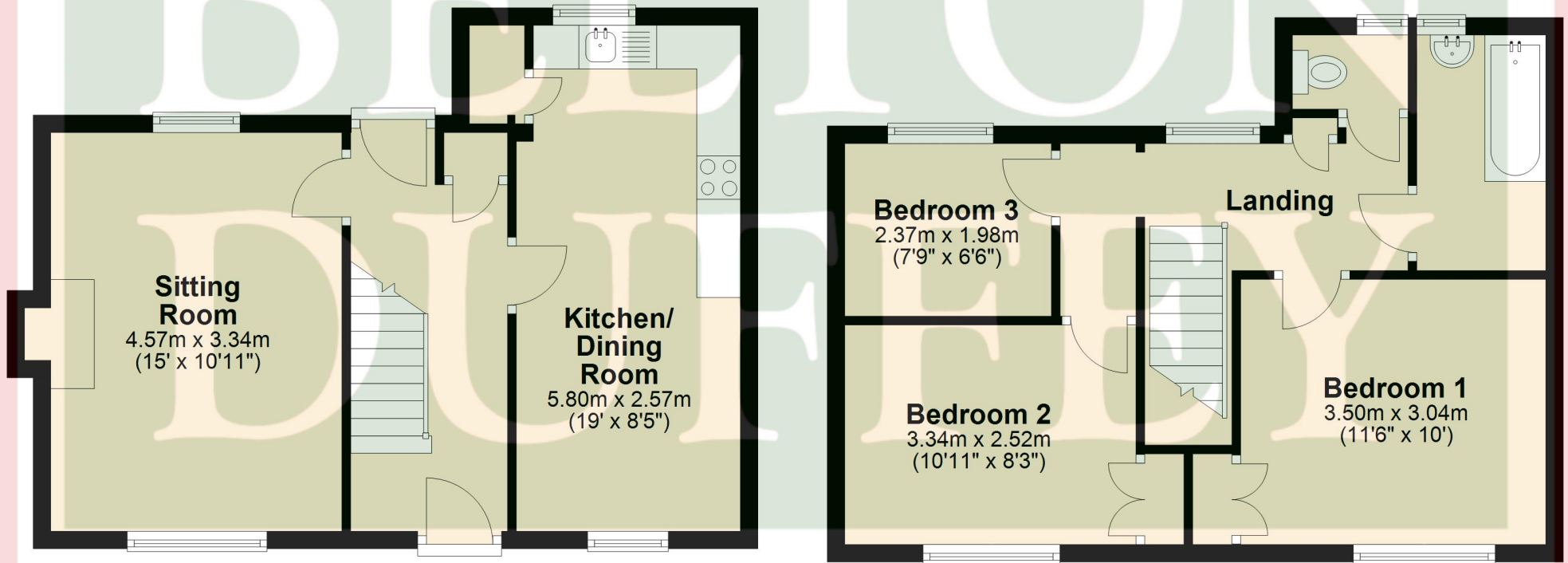


Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)

First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 80.5 sq. metres (867.0 sq. feet)

DIRECTIONS

Leave Fakenham on the A148 heading towards King's Lynn and, after approximately 4 miles, turn right onto the B1454 signposted Hunstanton and Docking. Proceed along this road and take the second right hand turning signposted Syderstone. Take the right fork up the hill and then turn right, signposted Wicken Green. Take the third left-hand turning onto Halifax Crescent where you will see the property on the right-hand side where the road bends round to the left, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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