



35 The Street, Sculthorpe
Guide Price £240,000

BELTON DUFFEY

35 THE STREET, SCULTHORPE, NORFOLK, NR21 9QD

A detached bungalow situated in the heart of this popular village with 0.46 acre garden and grounds (sts), 10 miles from the north Norfolk coast. No onward chain.

DESCRIPTION

35 The Street presents a rare opportunity to acquire a compact, modern single storey home set within large gardens and grounds in the heart of the sought after village of Sculthorpe. The property would now benefit from a programme of light refurbishment and offers well proportioned accommodation comprising an entrance hall, cloakroom, open plan kitchen/dining room, sitting room and conservatory. There is also a double bedroom with an en suite shower room. Additional features include majority UPVC double glazed windows and doors, replacement internal doors and electric radiator heating.

Outside, the property sits centrally within its own gardens, with further grounds beyond, currently in an overgrown state, extending in total to approximately 0.46 acre (subject to survey). Ample on-street parking is available on The Street outside the property.

35 The Street is offered for sale with no onward chain, providing an excellent opportunity for buyers seeking a home with potential and large grounds in a desirable village setting.



SITUATION

Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. It also boasts the much celebrated Sculthorpe Mill country pub having been awarded as one of The Times top 100 hotels in the country. Close by nestled in the Wensum Valley, is the 45 acre Sculthorpe Nature Reserve home to and run by the Hawk and Owl Trust.

The village is 2.5 miles north west of Fakenham and 3.1 south east of South Creake. The North Norfolk coast is some 20 minutes' drive away with the nearest mainline station to London located in King's Lynn, approximately 20 miles to the west.

CONSERVATORY

4.20m x 1.75m (13' 9" x 5' 9")

A partly glazed UPVC entrance door leads from the rear garden into the conservatory of UPVC double glazed construction on a low brick wall with a solid roof. Power and light, vinyl flooring and a partly glazed oak door leading into:

HALLWAY

Shelved airing cupboard housing the hot water cylinder, electric radiator, vinyl flooring, loft hatch and a window overlooking the rear garden.

CLOAKROOM

2.14m x 1.53m (7' 0" x 5' 0")

Pedestal wash basin, WC, vinyl flooring, extractor fan and a window to the front with obscured glass.

KITCHEN/DINING ROOM

5.42m x 2.40m (17' 9" x 7' 10")

A spacious open plan kitchen/dining room, accessed through a wide opening from the hallway. Comprising:

KITCHEN AREA

A range of pale green shaker style base cupboards with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated oven and ceramic hob with a stainless steel extractor hood over, spaces and plumbing for other white goods. Vinyl flooring, window to the front. Open plan to:

DINING AREA

Room for a dining table and chairs, electric radiator, vinyl flooring and a window to the front.



SITTING ROOM

3.86m x 3.76m (12' 8" x 12' 4")

Fireplace housing a wood burning stove on a stone hearth, electric radiator and double aspect windows to the conservatory and overlooking the front garden.

BEDROOM

3.84m x 3.45m (12' 7" x 11' 4")

Electric radiator, double aspect windows overlooking the garden to the rear and side and a door leading into:

SHOWER ROOM

2.15m x 1.26m (7' 1" x 4' 2")

A white suite comprising a shower cubicle, pedestal wash basin and WC. Electric heater, vinyl flooring, extractor fan and a window to the side with obscured glass.

OUTSIDE

35 The Street is set back from the road behind a lawned front garden, enclosed to the front boundary by a mature hedge. A metal gate to the side provides access to a paved pathway leading around to the conservatory and entrance door at the rear of the property.

The south facing rear garden features a paved patio, lawn, fenced boundaries and outside lighting. Beyond the garden lie additional grounds, currently in an overgrown state and, in total, the gardens and grounds extend to approximately 0.46 acre (subject to survey).

There is pedestrian access over the neighbouring driveway between numbers 33 and 35, to the benefit of number 35 - please ask Belton Duffey for more information.

DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn and take the third right-hand turning onto The Street, signposted Sculthorpe. Continue for approximately 500 yards where you will see the property (number 35) on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

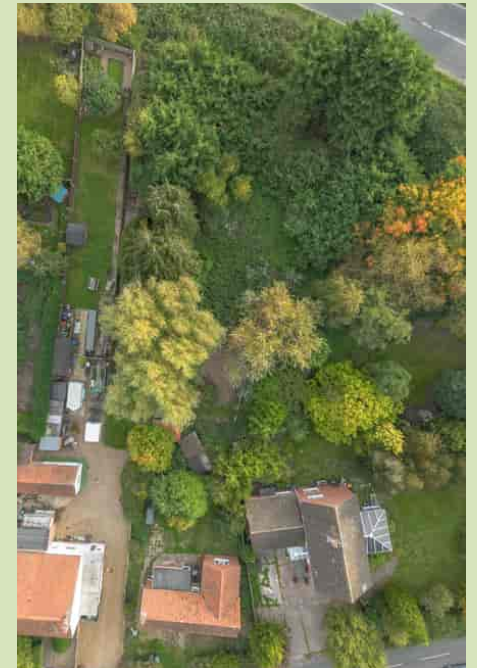
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

TENURE

This property is for sale Freehold.

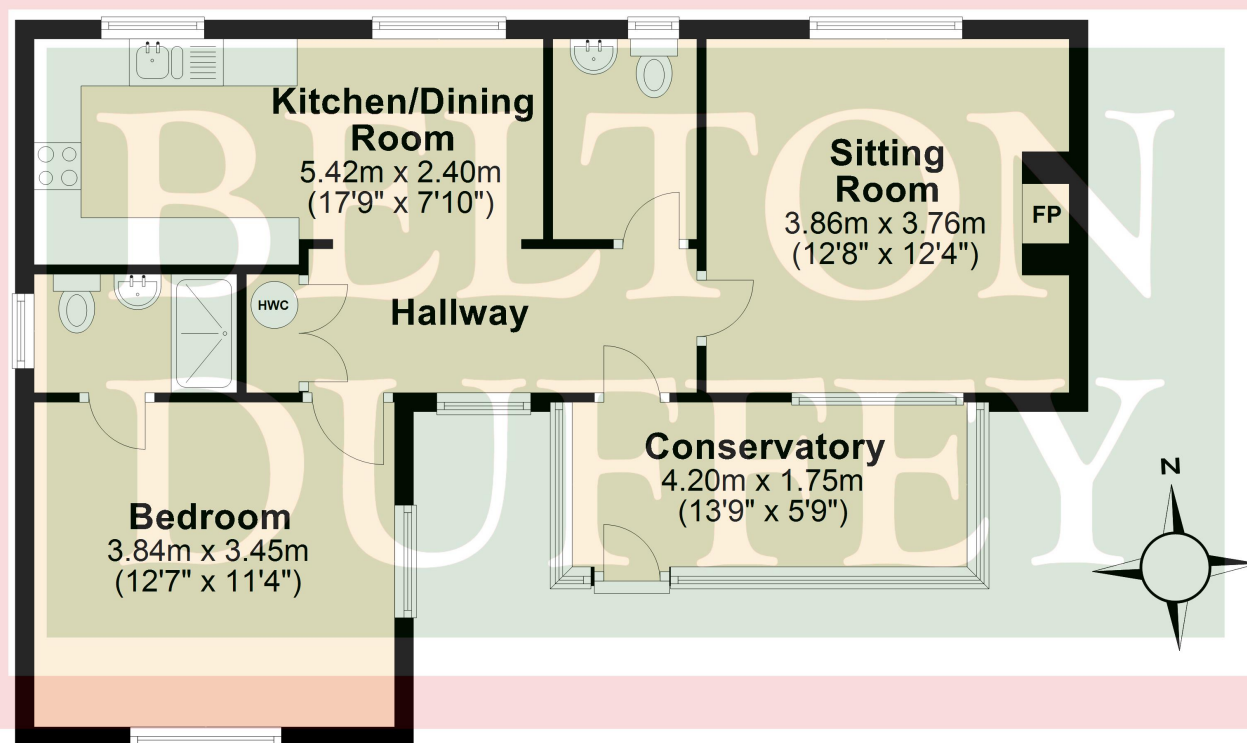
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)





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