



52 The Street, Sculthorpe
Guide Price £225,000

BELTON DUFFEY

52 THE STREET, SCULTHORPE, FAKENHAM, NORFOLK, NR21 9QD

A well appointed and extended cottage of character with mature garden in pleasant village setting. No onward chain.

DESCRIPTION

Situated in the popular village of Sculthorpe, this very well presented cottage offers surprisingly spacious accommodation which has been maintained to very high standards with an updated specification, yet retains many character features including exposed brickwork, panelling and fireplaces.

The accommodation includes, entrance porch, sitting room, large well fitted kitchen/dining room, two double bedrooms and luxury re-fitted first floor bathroom, while externally there is an outside WC and storage shed, ornamental front garden and mature rear garden of generous proportions. Other features include double glazing and oil fired radiator heating.

The property is vacant and offered for sale chain free.



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.

ENTRANCE PORCH

Part stained glass and leaded light UPVC front door, double glazed windows to front and sides, quarry tiled flooring, half glazed door to;

SITTING ROOM

4.10m x 3.80m (13' 5" x 12' 6")

A spacious and characterful room with window to front, exposed brick wall with inset fireplace and raised brick hearth housing cast iron solid fuel burner, door to staircase to first floor, understairs storage cupboard, radiator, 2 wall light points, coved ceiling.

KITCHEN/DINING ROOM

4.14m x 4.10m (13' 7" x 13' 5")

A spacious and well appointed kitchen and dining area with window to rear and door to rear garden, excellent range of floor and wall mounted storage units in attractive hand painted shaker styling, extensive worksurfaces with inset sink unit and swivel mixer tap, attractive tiling to splashback areas, recess for electric cooker with extractor over, space and plumbing for automatic washing machine, recess for under worksurface refrigerator, wood strip laminate flooring, radiator, cast iron solid fuel burner on raised slate hearth, built in cupboard and shelved display recess, exposed ceiling beams.



FIRST FLOOR LANDING

Access to loft space, radiator, doors to;

BEDROOM 1

3.80m x 2.98m (12' 6" x 9' 9")

Window to front, radiator, coved ceiling.

BEDROOM 2

Skylight window, radiator.

BATHROOM

High level window to rear, luxury refitted suite in white including panelled bath with electric shower over, vanity unit with inset wash basin and WC with concealed cistern, full height tiling, chrome heated towel rail, wood strip laminate flooring, airing cupboard, coved ceiling.

OUTSIDE

To the front of the property is an ornamental gravel garden behind retaining brick wall and mature hedging.

The mature rear garden is of generous proportions with patio area and large expanse of lawn with shrub borders and hedging to boundary, outside WC and storage shed, timber garden shed.

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 52) on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil radiator heating. EPC Rating Band D.

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

TENURE

This property is for sale Freehold.

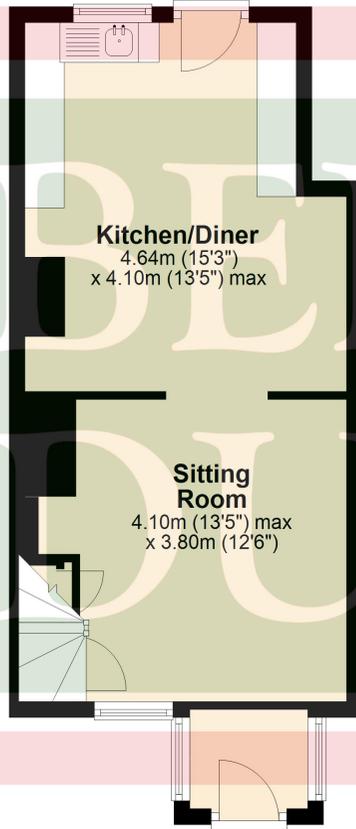
VIEWING

Strictly by appointment with the agent.



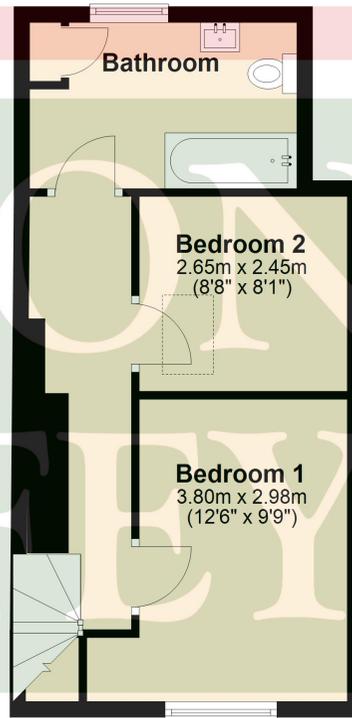
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.6 sq. feet)





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