



**43 Sculthorpe Road, Fakenham**  
**Guide Price £438,000**

**BELTON DUFFEY**



## **43 SCULTHORPE ROAD, FAKENHAM, NORFOLK, NR21 9HA**

A detached chalet house with spacious 4 bedroom accommodation, garage and 1/4 acre gardens and grounds (sts) situated in a sought after location. No onward chain.

### **DESCRIPTION**

43 Sculthorpe Road is a mature detached chalet house situated in an elevated position in one of Fakenham's most desirable locations. This double bay fronted property offers generous ground floor accommodation including a good-sized kitchen (with separate utility room) with a wide opening into the dining room housing a multi fuel stove and flowing into one of the 2 garden rooms. The sitting room, also with multi fuel stove, benefits from its own wide access into the 2nd garden room overlooking the grounds of ¼ acre (sts). Also on the ground floor are 2 double bedrooms (1 en-suite), bathroom and study. On the 1st floor are a further 2 double bedrooms with shower room. Further benefits include majority UVPC double glazed windows and doors, gas fired central heating and period features such as picture rails, exposed pine floorboards and traditional style column radiators.

Outside, the property sits behind a gravelled driveway which leads to the garage with an established south westerly facing garden to the rear with an additional parcel of land behind, currently in an overgrown state. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

43 Sculthorpe Road is being offered for sale with no onward chain.

### **SITUATION**

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place. Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse

### **ENTRANCE HALL**

A period timber door with a stained glass panel and an arched storm porch over leads into the spacious T-shaped entrance hall with the staircase leading up to the first floor landing. Understairs storage cupboard and a further cloaks cupboard, exposed pine floorboards, picture rail and a column radiator.

### **DINING ROOM**

3.87m x 3.02m (12' 8" x 9' 11")

A double sided fireplace with the sitting room housing a multi fuel cast iron stove on a pamment tiled hearth, picture rail, column radiator and laminate flooring. Wide openings to the kitchen and garden room 1.



## **KITCHEN**

3.65m x 3.31m (12' 0" x 10' 10")

A range of white wall and base units with laminate worktops and matching upstands incorporating a white one and a half bowl ceramic sink with chrome swan neck mixer tap. Integrated oven and ceramic hob with a stainless steel extractor hood over, spaces and plumbing for a dishwasher and fridge freezer. Ceramic tiled floor, column radiator, recessed ceiling lights and a timber window with fitted blind overlooking the rear garden. Partly glazed UPVC door leading outside to the side of the property and a door leading into:

## **UTILITY ROOM**

Timber worktop with space and plumbing under for a washing machine, shelved storage cupboard, fitted shelving and a UPVC window to the side.

## **SITTING ROOM**

3.87m x 3.66m (12' 8" x 12' 0")

Double sided fireplace with the dining room, column radiator, picture rail, timber window with secondary glazing to the side and a wide opening to:

## **GARDEN ROOM 2**

3.54m x 1.63m (11' 7" x 5' 4")

Column radiator, UPVC windows to the front and side and partly glazed UPVC doors leading outside to the rear garden. Connecting door to:

## **GARDEN ROOM 1**

3.80m x 1.63m (12' 6" x 5' 4")

Ceramic tiled floor, column radiator, UPVC windows to the front and side and partly glazed UPVC doors leading outside to the rear garden.

## **STUDY**

2.43m x 2.41m (8' 0" x 7' 11")

Radiator and UPVC window to the side.

## **BEDROOM 3**

3.67m x 3.64m (12' 0" x 11' 11")

Ornate fireplace (currently boarded up), radiator, picture rail, vinyl flooring and a UPVC bay window with fitted blinds to the front of the property. Door leading into:

## **EN SUITE SHOWER ROOM**

Suite comprising a shower cubicle, pedestal wash basin and WC. Tiled splashbacks and ceramic tiled floor, chrome towel radiator, shaver socket and a UPVC window to the side.



## **BEDROOM 4**

3.66m x 3.21m (12' 0" x 10' 6")

Flexible room which could instead provide a formal dining room. Cast iron fireplace, radiator, picture rail, wall light and a UPVC bay window with fitted blinds to the front of the property.

## **GROUND FLOOR BATHROOM**

A suite comprising a timber panelled bath with traditional shower mixer tap and shower curtain over, pedestal wash basin and WC. Tiled walls and ceramic tiled floor, chrome towel radiator, convector heater, extractor fan and a UPVC window to the front.

## **FIRST FLOOR GALLERIED LANDING**

3.02m x 2.14m (9' 11" x 7' 0")

Galleried landing with a skylight window, radiator and doors to bedrooms 1 and 2 and the shower room.

## **BEDROOM 1**

4.16m x 3.78m (13' 8" x 12' 5")

2 fitted wardrobe cupboards with a dressing table, radiator, exposed beam and double aspect UPVC windows to the side and rear with bench seating overlooking the garden.

## **BEDROOM 2**

3.62m x 3.37m (11' 11" x 11' 1")

2 fitted wardrobe cupboards with a dressing table, radiator, exposed beam, access to eaves space where the gas-fired central heating boiler is located, double aspect UPVC windows to the side and rear with bench seating overlooking the garden.

## **BATHROOM**

3.02m x 1.92m (9' 11" x 6' 4")

A suite comprising a large shower cubicle, pedestal wash basin with a tiled splashback and mirror over, WC. Chrome towel radiator, ceramic tiled floor and skylight window.

## **OUTSIDE**

Number 43 stands in an elevated position accessed off Sculthorpe Road over a gravelled driveway providing parking for several cars and leading to the garage. The driveway could easily be made 'in and out' with the removal of a picket fence to one opening. Fenced and hedged to the sides and a picket fence boundary to the front.

A gravelled walkway and wrought iron side gate leads to the south westerly facing rear garden which comprises 2 lawns, a concrete walkway, fenced and hedged boundaries and 3 linked timber garden sheds. A gate to the rear opens onto another parcel of land behind which is currently in an overgrown state. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).





## **GARAGE**

4.84m x 2.69m (15' 11" x 8' 10")

Up and over door to the front and double doors to the rear.

## **DIRECTIONS**

Leave Fakenham town centre on the Wells Road heading west and take the first left onto Sculthorpe Road. Continue almost to the end of the road where number 43 can be found on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **SERVICES AND EPC RATING**

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

## **LOCAL AUTHORITY**

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

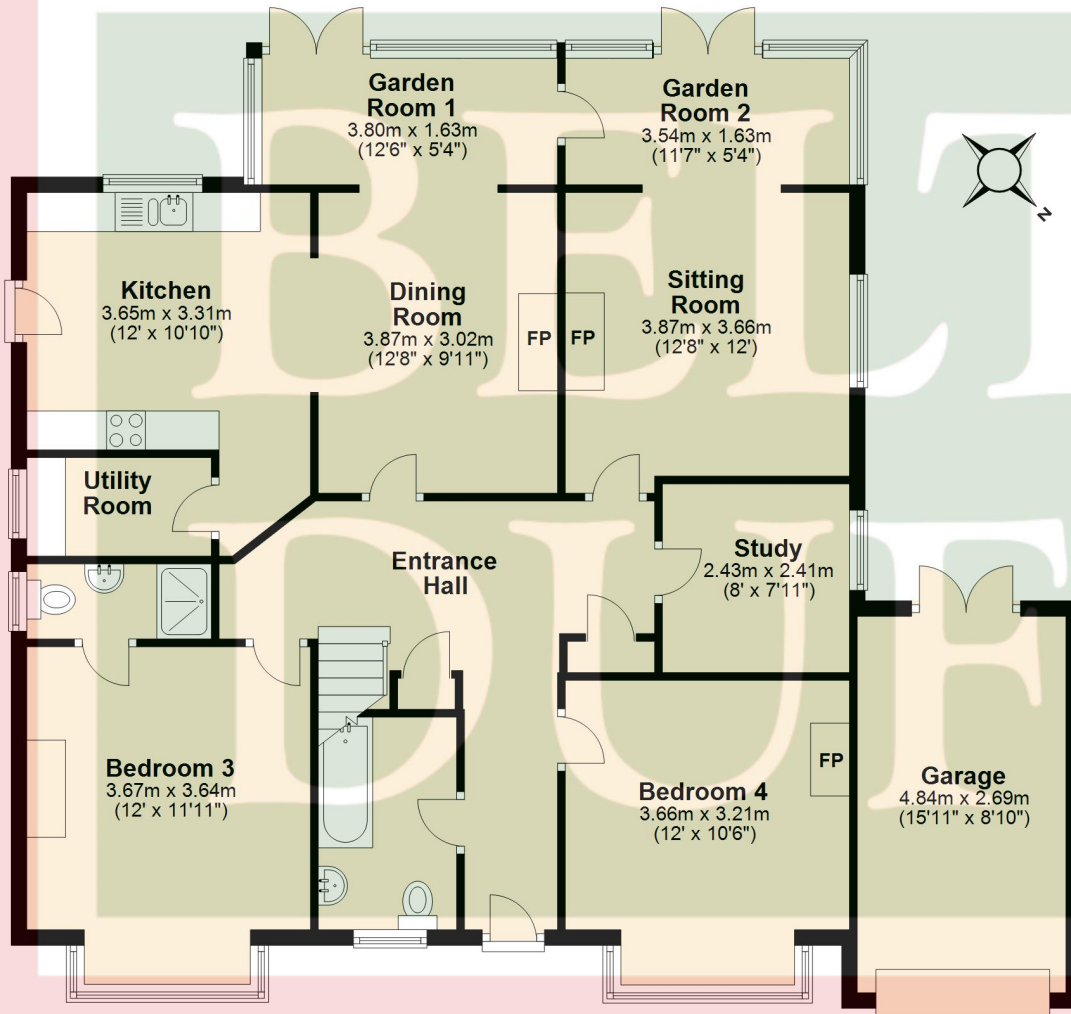
## **VIEWING**

Strictly by appointment with the agent.



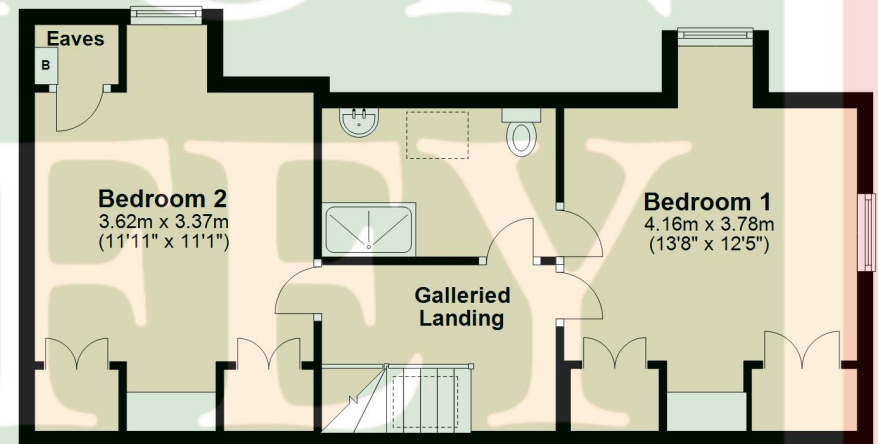
### Ground Floor

Approx. 128.2 sq. metres (1379.9 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 170.1 sq. metres (1830.8 sq. feet)



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