



1 Chapel Terrace, Sculthorpe
Guide Price £299,950

BELTON DUFFEY



1 CHAPEL TERRACE, THE STREET, SCULTHORPE, NORFOLK, NR21 9QD

A well presented family house with spacious flexible 3 bedroom, 2 bathroom accommodation with a conservatory, parking, garage and gardens. No chain.

DESCRIPTION

1 Chapel Terrace is a modern link detached house situated right in the heart of the popular and conveniently located north Norfolk village of Sculthorpe.

The property has spacious flexible living accommodation comprising an entrance hall, a well appointed contemporary kitchen with a boot room off, good sized L-shaped sitting/dining room and a conservatory. Upstairs, the landing leads to a family bathroom, 3 bedrooms and a further room currently used as a dressing room/utility with a shower room but could instead easily provide bedroom 2 with a dressing room and en suite. Further benefits include a wood burning stove in the sitting room, UPVC double glazed windows and doors throughout and oak veneer internal doors to the ground floor.

Outside, there is driveway parking for up to 3 vehicles with a large covered car port and garage. The attractive rear garden comprises a lawn with an extensive patio and a decked terrace which opens out from the conservatory.

1 Chapel Terrace is being offered for sale with no onward chain.

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 2 restaurants and bars - Sculthorpe Mill having been awarded as one of The Times top 100 hotels in the country. Closeby 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 away.

ENTRANCE HALL

3.52m x 1.73m (11' 7" x 5' 8")

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Deep understairs storage cupboard, night storage heater and a partly glazed oak door leading into:

SITTING/DINING ROOM

7.15m x 5.17m (23' 5" x 17' 0") at widest points.

A good sized L-shaped sitting/dining room with a fireplace housing a wood burning stove on a stone hearth, night storage heater. Windows to the boot room and to the front of the property, partly glazed oak door to the kitchen and UPVC French doors leading into:



CONSERVATORY

3.42m x 3.31m (11' 3" x 10' 10") at widest points.

UPVC double glazed construction with glass roof, night storage heater and French doors leading outside onto a decked terrace and the rear garden beyond.

KITCHEN

2.92m x 2.70m (9' 7" x 8' 10")

A well appointed kitchen with a range of gloss white base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with a chrome mixer tap, waste disposal unit and water filter. Integrated appliances including an oven, electric hob with an extractor hood over, fridge freezer and dishwasher. Tiled splashbacks, recessed ceiling lights, window overlooking the rear garden and a glazed UPVC door leading into:

BOOT ROOM

2.11m x 2.07m (6' 11" x 6' 9")

UPVC double glazed construction with a glass roof, bench seat with space under for shoe storage and space above for coat hooks. Tiled floor and a glazed UPVC door leading outside to the rear garden.

FIRST FLOOR LANDING

Loft hatch and doors to the 3 bedrooms, dressing room/utility and family bathroom.

BEDROOM 1

4.12m x 3.46m (13' 6" x 11' 4")

Full wall of fitted wardrobe cupboards with partly mirrored sliding doors, recess for a dressing table with fitted shelves, night storage heater and 2 windows to the front of the property.

BEDROOM 2

3.58m x 2.93m (11' 9" x 9' 7")

Night storage heater and a window to the front.

BEDROOM 3

3.58m x 2.84m (11' 9" x 9' 4")

Built-in wardrobe cupboard and display shelves, night storage heater and a window overlooking the rear garden.



DRESSING ROOM/UTILITY

2.92m x 2.20m (9' 7" x 7' 3")

Accessed off the landing but could instead easily provide a private dressing room and en suite shower room for bedroom 2, if required, with the repositioning of a door. Built-in wardrobe cupboards with partly mirrored doors and a built-in double cupboard with space and plumbing for a washing machine and useful storage. Sliding oak door leading into:

SHOWER ROOM

2.92m x 1.19m (9' 7" x 3' 11")

A suite comprising a shower cubicle with a chrome mixer shower, vanity drawer unit incorporating a wash basin, WC. Recessed ceiling lights, extractor fan, towel radiator and a window to the rear.

FAMILY BATHROOM

2.42m x 2.27m (7' 11" x 7' 5")

A suite comprising a panelled bath with an electric shower and shower curtain over, pedestal wash basin and WC. Shelved airing cupboard housing the hot water cylinder, tiled splashbacks, extractor fan and a window to the rear with obscured glass.

OUTSIDE

1 Chapel Terrace is set back from the road behind a mature hedged boundary with a gravelled pathway leading to the front entrance door with a storm porch over and outside light. To the side, a lean-to shed provides useful storage.

The driveway is shared with the 2 neighbouring properties in the terrace and leads through an archway to the parking area to the rear where there is a garage and car port with parking in front and space for refuse bin storage etc. A tall pedestrian gate opens onto the attractive rear garden which comprises an extensive patio with a lawn beyond bordered by well stocked plant and shrub beds. A decked terrace opens out from the conservatory with space for sun loungers etc, outside lighting, power points and tap, tall fenced boundaries.

GARAGE AND CARPORT

GARAGE

4.90m x 2.50m (16' 1" x 8' 2")

Up and over door to the front, windows to one side and a pedestrian door to the car port.

CAR PORT

4.93m x 3.06m (16' 2" x 10' 0")

Good sized open fronted covered car port.



DIRECTIONS

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn. Take the third right-hand turning onto The Street (signposted Sculthorpe) and continue for approximately 200 yards passing The Sculthorpe Aviator Restaurant and Bar. You will see the property a short distance further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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

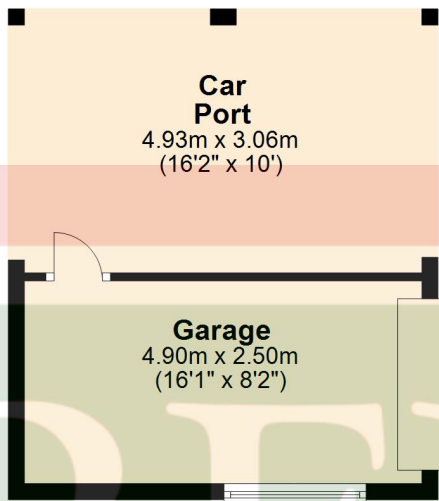
TENURE

This property is for sale Freehold.

VIEWING

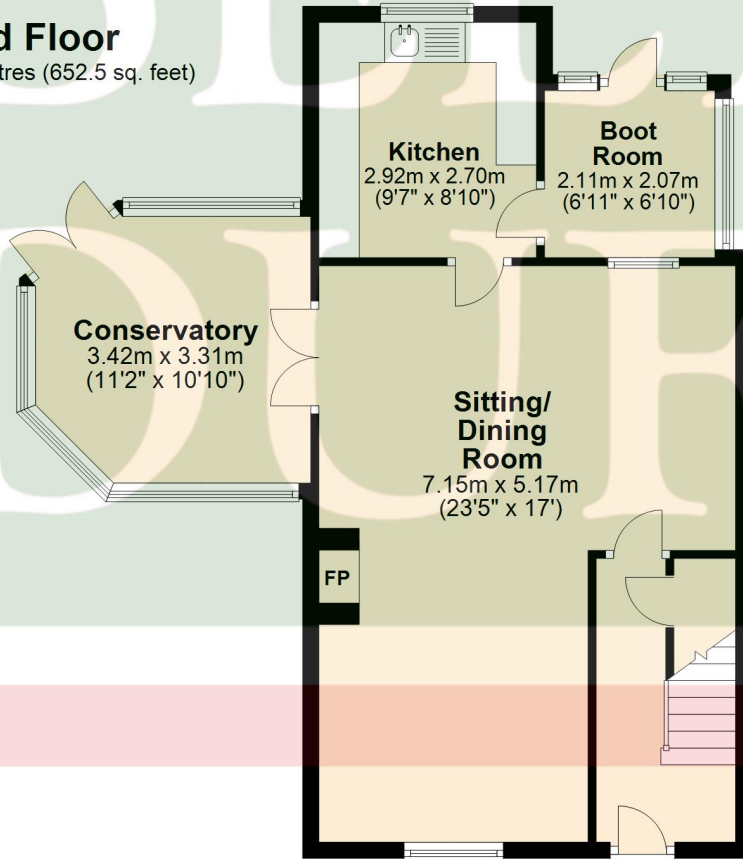
Strictly by appointment with the agent.





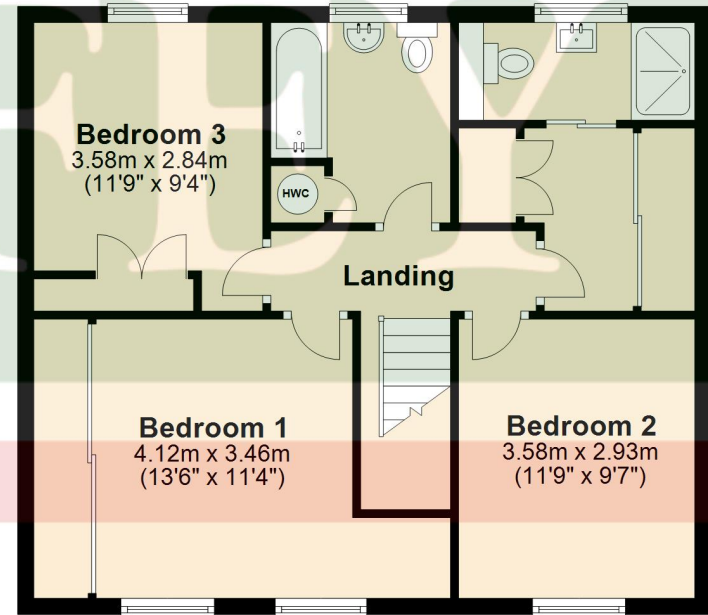
Ground Floor

Approx. 60.6 sq. metres (652.5 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



Total area: approx. 119.4 sq. metres (1284.8 sq. feet)



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