



**3a Blenheim Road, Sculthorpe**  
**Guide Price £200,000**

**BELTON DUFFEY**



## 3A BLENHEIM ROAD, SCULTHORPE, NORFOLK, NR21 7PT

A modern semi detached house with 2 double bedroom accommodation, extensive driveway parking and a west facing rear garden.

### DESCRIPTION

3a Blenheim Road is a modern semi detached house situated on the popular Blenheim Park estate in a convenient location for local villages and the amenity rich market town of Fakenham. The property has accommodation briefly comprising an entrance hall, kitchen and a good sized sitting/dining room with a galleried landing upstairs leading to 2 double bedrooms and a bathroom.

Further benefits include electric radiator heating, UPVC double glazed windows and doors throughout and painted 6 panel internal doors.

Outside, the property has extensive driveway parking and a lawned and paved west facing garden to the rear.

Please note that a payment of about £150 per year is due to the Blenheim Park Management Company for road maintenance, street lighting, and upkeep of communal areas.



## **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**

3.65m x 1.75m (12' 0" x 5' 9")

A partly glazed composite door with security lighting leads from the driveway to the front of the property into the entrance hall. Staircase leading up to the first floor landing, understairs storage recess, electric radiator, laminate flooring and doors to the kitchen and sitting/dining room.

## **KITCHEN**

3.65m x 2.07m (12' 0" x 6' 9")

A range of base and wall units with oak block worktops over incorporating a resin sink unit with mixer tap, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, spaces and plumbing for a dishwasher, washing machine, tumble dryer and freestanding fridge freezer. Laminate flooring and a window to the front of the property.

## **SITTING/DINING ROOM**

3.96m x 3.82m (13' 0" x 12' 6")

A good sized sitting/dining room with UPVC French doors leading outside to the rear garden, laminate flooring and electric radiator.

## **FIRST FLOOR LANDING**

2.03m x 1.88m (6' 8" x 6' 2")

Partly galleried landing with a window to the side, laminate flooring, loft hatch and doors to the 2 bedrooms and bathroom.





## **BEDROOM 1**

3.96m x 2.73m (13' 0" x 8' 11")

Laminate flooring and 2 windows overlooking the rear garden.

## **BEDROOM 2**

3.96m x 2.68m (13' 0" x 8' 10") at widest points.

Built in airing cupboard housing the hot water cylinder, laminate flooring, electric radiator and 2 windows to the front of the property.

## **BATHROOM**

2.00m x 1.97m (6' 7" x 6' 6")

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Chrome towel radiator, vinyl flooring, tiled splashbacks and extractor fan.

## **OUTSIDE**

Number 3a is set well back from Blenheim Road behind an extensive gravelled driveway providing parking for several vehicles with a paved step leading up to the front entrance door with security light.

A tall timber pedestrian gate to the side of the property leads to the west facing rear garden. The garden comprises a paved terrace opening out from the sitting/dining room French doors with a lawn beyond. Raised perimeter borders with tall fenced boundaries and access to the rear where there is additional parking.

## **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. Continue past the school for approximately 500 yards and turn left into Blenheim Road here you will see number 3a a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water and mains drainage. Electric 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

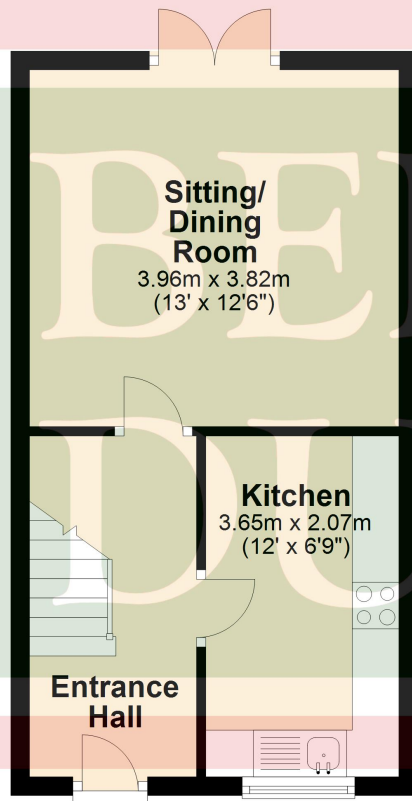
Strictly by appointment with the agent.





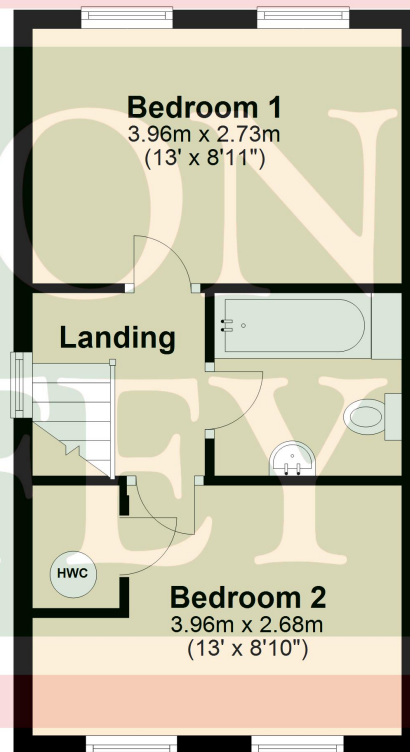
## Ground Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 60.0 sq. metres (645.3 sq. feet)





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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