



**3 Sculpher Gardens, Fakenham**  
**Guide Price £335,000**

**BELTON DUFFEY**

## 3 SCULPHER GARDENS, FAKENHAM, NORFOLK, NR21 9FB

A modern 3 bedroom, 2 bathroom detached property on a small, exclusive town centre development with a west facing garden, cart shed garage and parking. No onward chain.

### DESCRIPTION

3 Sculpher Gardens forms part of this small, exclusive development of just 6 houses located off the popular Gladstone Road in a quiet town centre location. Fakenham's amenities and schools are just a few minutes' walk away and yet this private road is, in contrast, a peaceful haven, made up of attractive individual properties from a range of eras and styles.

This detached family house was built circa 2009 to a high specification and has accommodation comprising an open plan kitchen/dining room with a separate utility, a cloakroom and a large sitting room with landing upstairs leading to an en suite principal bedroom, 2 further bedrooms and a family bathroom. There is also the benefit of gas-fired central heating, recessed ceiling lights and UPVC double glazed windows and doors. Outside, the property has cart shed bay parking, a further allocated parking space and a lawned west facing garden to the rear.

High specification modern homes only rarely come onto the market this close to the town centre making this an excellent opportunity to acquire a family sized house conveniently situated in the heart of Fakenham. 3 Sculpher Gardens is being offered for sale with no onward chain and also with the benefit of a management company for the development which oversees the maintenance of the communal areas for a small annual charge.



## **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 partly glazed UPVC door with storm porch over and outside light leads from the front of the property into the entrance hall with staircase to the first floor landing, vinyl flooring with a recessed door mat. Doors to the cloakroom, sitting room and kitchen/dining room.

## **CLOAKROOM**

Wash basin with a tiled splashback, WC, radiator, tiled floor and extractor fan.

## **KITCHEN/DINING ROOM**

5.42m x 3.98m (17' 9" x 13' 1")

Range of oak effect wall and base units with laminate worktops and upstands incorporating a one and a half bowl stainless steel sink. Integrated appliances including a double oven, electric hob with a stainless steel and glass extractor hood over, dishwasher, fridge and freezer. Tiled floor, recessed ceiling lights, pendant light fitting over the dining space, double aspect windows to the front and rear and plenty of room for a dining table and chairs making this a comfortable focal point of the house. Door to:

## **UTILITY ROOM**

Base unit with a laminate worktop with spaces and plumbing under for a washing machine and tumble dryer. Worcester gas-fired boiler, tiled floor, radiator, extractor fan and a partly glazed UPVC door to the rear garden.

## **SITTING ROOM**

5.38m x 3.3m (17' 8" x 10' 10")

A comfortably-sized double aspect sitting room with a window to the front and UPVC French doors leading outside to the rear garden, radiator.

## **FIRST FLOOR LANDING**

Built-in shelved airing cupboard, window overlooking the rear garden, loft hatch and radiator.



## **BEDROOM 1**

3.78m x 3.14m (12' 5" x 10' 4")

Radiator, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

A white suite comprising a corner shower cubicle, pedestal wash basin, WC. Partly tiled walls, rubber flooring, chrome towel radiator, Dimplex wall heater, recessed ceiling lights, extractor fan and an obscured glass window to the rear.

## **BEDROOM 2**

3.5m x 3.35m (11' 6" x 11' 0")

Radiator and a window to the front.

## **BEDROOM 3**

2.83m x 2.62m (9' 3" x 8' 7") at widest points.

Radiator and a window to the front.

## **BATHROOM**

A white suite comprising a bath with shower mixer tap, pedestal wash basin and WC. Partly tiled walls, chrome towel radiator, recessed ceiling lights, extractor fan and an obscured glass window to the rear.

## **OUTSIDE**

3 Sculpher Gardens is approached off Gladstone Road through an archway into the shared driveway for the development. and leading to the cart shed garaging and allocated parking area. A paved pathway and step up leads through planted beds planted to the property's front entrance door with a storm porch and outside light. The walkway continues to the side of the property where there is space for refuse bin storage etc and a tall pedestrian gate leads to the rear garden.

The westerly facing rear garden comprises a paved terrace opening out from the sitting room French doors, a neat lawn and gravelled borders. There is a garden shed with timber fence panels forming 2 boundaries and a red brick wall to the south.

## **CART SHED AND PARKING**

Single bay within a cart shed block. The property also benefits from an allocated parking space to the side of the cart shed.

## **DIRECTIONS**

Leave Fakenham town centre on the Queens Road and after a short distance turn left onto Gladstone Road. About halfway down you will see the entrance to Sculpher Gardens through the archway where you will see number 3 on the left-hand side.

## **OTHER INFORMATION**

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

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

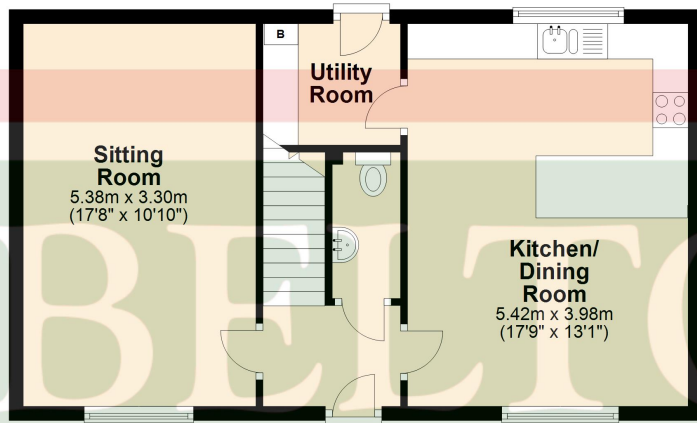
## **TENURE**

This property is for sale Freehold.

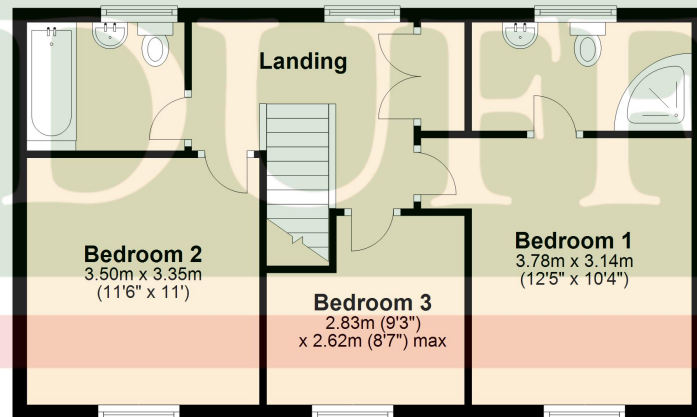
## **VIEWING**

Strictly by appointment with the agent.





**Ground Floor**  
Approx. 51.1 sq. metres (550.1 sq. feet)



**First Floor**  
Approx. 51.1 sq. metres (550.4 sq. feet)

Total area: approx. 102.2 sq. metres (1100.6 sq. feet)





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