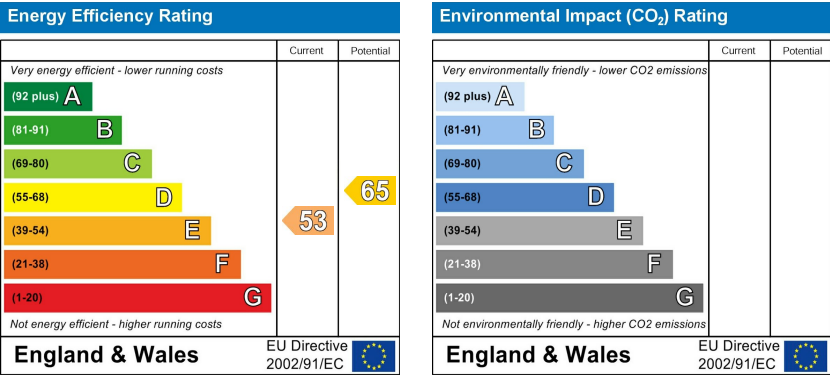


DIRECTIONS

SAT NAV: NR21 7PU What Three Words: shortens.bound.gossiped



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



2C Wellington Crescent Sculthorpe Wicken Green, Fakenham Norfolk NR21 7PU
PREVIOUSLY EXTENDED SPACIOUS THREE BEDROOM HOUSE WITH DRIVEWAY AND GARAGE

Wicken Green, Fakenham

£190,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALLWAY Tiled floor. Double radiator. Stairs to 1st floor. Under stairs storage area leads to WC kitchen breakfast room and sitting room.	13'2 x 6'0 (4.01m x 1.83m)
KITCHEN BREAKFAST ROOM Range of wall base and draw units space for freestanding cooker and extractor hood over, composite sink with drainer and stainless steel mixer tap over, space and plumbing for washing machine, space for fridge freezer, space for kitchen table. Window to front aspect. Tiled floor. Double radiator.	13'2 x 6'11 (4.01m x 2.11m)
SITTING ROOM Vinyl flooring. Double doors leading to study and patio doors leading to conservatory. Double radiator.	13'5 x 13'2 (4.09m x 4.01m)
CONSERVATORY Tiled floor. French doors to rear garden. Light fitting with ceiling fan. Double radiator. Built-in cat flap.	9'2 max x 8'6 max (2.79m max x 2.59m max)
STUDY / DINING ROOM Fitted carpet. Window to rear aspect. Double radiator. Door to garage.	11'8 x 5'6 (3.56m x 1.68m)
LANDING Leading to all rooms. Loft access.	6'8 x 6'3 max (2.03m x 1.91m max)
MASTER BEDROOM Fitted carpet. Double radiator. Window to front aspect. Leading to ensuite.	15'5 x 8'5 (4.70m x 2.57m)
ENSUITE Comprising of pedestal hand wash basin set below of obscured window to side. WC. Large shower enclosure fully tiled with electric shower and extractor fan over. Tiled floor, large heated towel rail.	10'8 x 5'5 (3.25m x 1.65m)
BEDROOM TWO Spacious and light room due to two windows facing the rear garden. Double radiator. Fitted carpet.	13'4 x 11'0 (4.06m x 3.35m)
BEDROOM THREE Fitted carpet, window to front aspect. Double radiator. Large storage cupboard measuring 3 foot 8 x 3'. With additional built-in storage within the airing cupboard neatly built in above the stairs. Housing hot water tank.	10'1 x 8'3 (3.07m x 2.51m)
BATHROOM Three piece suite comprising of bath with full height tiled splashback and electric shower over with glass shower screen. Vinyl flooring. WC. Wall mounted hand wash basin tiled splashback. Extractor fan.	6'9 x 6'7 (2.06m x 2.01m)
REAR GARDEN Low maintenance and fully enclosed mainly laid gravel with patio area towards the end of the garden with child's summer house. Selection of plants and bushes which offer privacy.	
FRONT GARDEN Mainly laid to gravel with ample parking for at least three cars lawn area surrounded by mature plants and shrubs.	
GARAGE Garage 14 foot 6 x 8' seven up and over door with light and power. Electric wall mounted boiler.	14'6 x 8'7 (4.42m x 2.62m)

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000**** Situated in the charming locale of Wellington Crescent, Sculthorpe, Fakenham, this delightful semi-detached property offers a wonderful opportunity for those seeking a home with both space and potential. Boasting three generously sized bedrooms, including a master suite with an en-suite shower room, this residence is perfect for families or those looking to enjoy a bit of extra room. The property features two reception rooms, providing versatility for your living arrangements. The bright and airy living room invites an abundance of natural light, creating a warm and welcoming atmosphere. The separate dining room, which could also serve as a study, offers a perfect space for entertaining or quiet reflection. While the home has been previously extended, it presents an exciting opportunity for modernisation, allowing you to tailor the space to your personal taste and lifestyle. The spacious layout ensures that each room flows seamlessly into the next, making it ideal for both relaxation and social gatherings. Outside, the property benefits from parking for multiple vehicles, a valuable asset in this desirable area. With its characterful charm and potential for enhancement, this home is a rare find in Sculthorpe. Whether you are looking to settle down or invest, this property is sure to capture your interest. Don't miss the chance to make it your own.



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