



**Blenheim Road, Sculthorpe Fakenham NR21 7PT**

**welcome to**

**Blenheim Road, Sculthorpe Fakenham**

William H Brown are delighted to present this extended and modernised family home. The property boasts a modern kitchen-diner, cloakroom-utility, lounge, outside office and good sized enclosed rear garden with a driveway to the front providing ample off road parking. **\*\* VIEWING ESSENTIAL \*\***



### Entrance Hall

Entrance door to the front, laminate flooring, built in storage cupboard and radiator.

### Kitchen / Diner

19' 1" x 8' 5" ( 5.82m x 2.57m )

Fitted with a range of wall and base units, worksurfaces over with inset 1 1/2 bowl stainless steel sink/drainers and tiled splashbacks. Space for free standing cooker and fridge/freezer. Storage cupboard, vinyl flooring, radiator and UPVC double glazed window to front and rear aspect.

### Lounge

11' x 10' 11" ( 3.35m x 3.33m )

Feature fireplace with decorative surround and pamment hearth, radiator and TV point. Oak effect laminate flooring, UPVC double glazed window to the front and UPVC double glazed French doors to the rear.

### Utility Room

Base units with worksurfaces over, radiator, space and plumbing for washing machine, tiled flooring, UPVC double glazed window and door to the side.

### Cloakroom

WC and uPVC window to the rear of the property.

### Landing

Stairs from entrance hall, UPVC double glazed window to the rear.

### Bedroom One

11' 5" x 10' 2" ( 3.48m x 3.10m )

UPVC double glazed window to the front, radiator, built in wardrobes and walk in cupboard.

### Bedroom Two

11' x 7' 4" ( 3.35m x 2.24m )

UPVC double glazed window to the front, built in wardrobes and radiator.

### Bedroom Three

8' 1" x 7' 4" ( 2.46m x 2.24m )

UPVC double glazed window to the rear and radiator.

### Bathroom

Suite comprising of WC, wash hand basin, bath with shower over and with tiled splashbacks and UPVC double glazed window to the rear.

### Outside

The property is approached by a driveway providing ample off road parking. The rear garden is enclosed and laid to lawn with mature shrubs, patio seating area, shed and fully functioning office.

### Office

19' x 9' 5" ( 5.79m x 2.87m )

Electric supply and two uPVC windows to the side and one to the front.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Blenheim Road, Sculthorpe Fakenham

- POPULAR LOCATION
- PERFECT FIRST TIME BUY
- THREE BEDROOMS
- MODERN KITCHEN
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM107450 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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