









welcome to

Halifax Crescent, Sculthorpe Fakenham

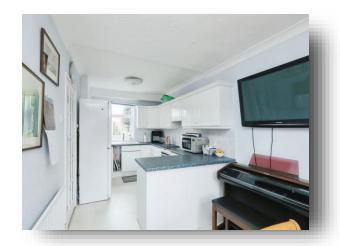
A two bedroom semi-detached house in the Norfolk village of Syderstone. The property boasts uninterrupted field views to the rear along with ample off road parking to the front. Inside accommodation provides two double bedrooms, family bathroom, large lounge & kitchen diner













Hall

Stairs to the first floor, radiator, storage cupboard, door to the front, double glazed window to the front and side.

Lounge

11' x 15' (3.35m x 4.57m)

Fireplace with brick feature, bay window to the front and double doors to the rear.

Kitchen / Diner

8' 4" x 19' (2.54m x 5.79m)

Kitchen with wall and base units, space for oven and fridge freezer, sink with drainer, radiator double glazed window to the front and rear.

Utility Room

4' 7" x 12' 2" (1.40m x 3.71m)

Door to the rear, wall and base units, space for washing machine and dishwasher, double glazed window to the rear.

Cloakroom

WC, wash hand basin and double glazed window to the side.

Landing

Storage cupboard and double glazed window to the rear.

Bedroom One

11' x 15' (3.35m x 4.57m)

Built in wardrobes and double glazed window to the front.

Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Storage cupboard and double glazed window to the front.

Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin and double glazed window to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Halifax Crescent, Sculthorpe Fakenham

- FIELD VIEWS TO REAR
- AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- **FAMILY BATHROOM**
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

£230,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108141



Property Ref: FKM108141 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

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.