









## welcome to

# **Sparrows Creake Road, Sculthorpe Fakenham**

A fantastic linked detached bungalow in the popular village of Sculthorpe. Accommodation briefly comprises of a spacious lounge, dining room, fitted kitchen, conservatory, family bathroom and three bedrooms. Beautiful private rear garden along with ample off-road parking and garage













#### **Entrance Porch**

Door to the front and uPVC windows to the front.

#### **Entrance Hall**

Stairs to first floor, storage cupboard, radiator and carpet.

#### Lounge

15' 4" x 12' 6" ( 4.67m x 3.81m )

Wood burner, radiator, carpet and uPVC window to the front.

### **Dining Room**

11' 4" x 10' (3.45m x 3.05m)

Carpet and double sliding doors leading into conservatory.

#### Conservatory

9' 3" x 6' 9" ( 2.82m x 2.06m )

uPVC built with double doors to the rear garden.

#### Kitchen

12' 1" x 11' 8" ( 3.68m x 3.56m )

Kitchen with wall and base units, eye level oven, space for fridge freezer, washing machine and dishwasher. Sink with drainer, tiled splash back, storage cupboard, door and uPVC window to the side.

### **Bedroom One**

18' 9" x 12' 4" ( 5.71m x 3.76m )

Radiator, carpet and 2 skylight windows to the rear.

### **Bedroom Two ( Ground Floor )**

10' 4" x 10' 9" ( 3.15m x 3.28m )

Two fitted wardrobes, radiator, carpet and uPVC window to the front.

### **Bedroom Three (ground Floor)**

10' 2" x 10' 9" ( 3.10m x 3.28m )

Carpet and uPVC window to the rear.

### **Shower Room**

Shower, WC, wash hand basin and uPVC window to the rear.

#### Cloakroom

WC and uPVC window to the rear.

#### Outside

The rear garden is fully enclosed by fence and mainly laid to lawn with patio seating area, mature shrubs and trees.

#### Garage

9' x 16' 2" ( 2.74m x 4.93m )

Door to the front and rear and 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

## **Sparrows Creake Road, Sculthorpe Fakenham**

- GUIDE PRICE £325,000-£350,000
- LINK DETACHED BUNGALOW
- PEACEFUL VILLAGE LOCATION
- **BEAUTIFUL PRIVATE GARDEN**
- **NEW BATHROOM**

Tenure: Freehold EPC Rating: D

guide price

£325,000





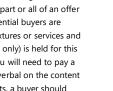




view this property online williamhbrown.co.uk/Property/FKM108280



Property Ref: FKM108280 - 0003 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

william h brown



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.