









## welcome to

# **Moor Lane, Sculthorpe Fakenham**

Detached bungalow spanning over approximately 1650 Sq. Foot. The inside accommodation boasts vast amount of space, perfect for a variety of different buyers. The rear garden is fully enclosed and boasts stunning countryside views. \*\* VIEWING ESSENTIAL \*\*













#### Outside

Outside, the property is accessed through iron gates that lead to a brick weave driveway with plenty of off-road parking, as well as a garage. The rear garden offers a private, tranquil retreat, fully enclosed and perfect for outdoor relaxation. It features a spacious lawn, a shrub border, a summer house, and a greenhouse, all complemented by the stunning field views to the rear. The garden is a serene space, ideal for unwinding and enjoying the peaceful surroundings.

#### **Entrance Porch**

UPVC door to the side, UPVC windows to the front and rear, door leading to

#### Kitchen

12' x 12' 1" ( 3.66m x 3.68m )

UPVC window to the front, a variety on wall and base units, space for fridge freezer, electric oven, dish washer, composite sink and drainer, tiled floor & splashback

### **Lounge & Diner**

18' 5" x 12' 1" (5.61m x 3.68m)
UPVC double glazed window to the front, electric storage radiator, open fire

### **Downstairs Bathroom**

UPVC window to the side, bath with shower above, WC, electric towel radiator, part tiled walls, wash hand basin

### Snug

12' x 14' 6" (max) ( 3.66m x 4.42m (max) ) Patio sliding doors to the rear, wood burning stove, electric storage radiator, stairs leading to

### **Loft Room (bedroom One)**

19' 9" x 15' 9" ( at widest point ) ( 6.02m x 4.80m ( at widest point ) )

Velux window, circular window to the rear, storage radiator

#### **Ensuite**

Bath with electric shower above, WC, wash hand basin, door leading to loft storage

### **Dining Room / Bedroom**

10' 7" x 20' (3.23m x 6.10m)
UPVC window to the front, patio sliding door to the rear, electric storage radiator

#### **Bedroom Three**

12'  $\times$  11' 3" ( 3.66m  $\times$  3.43m ) UPVC window to the rear, built in wardrobe, electric storage radiator

#### **Bedroom Four**

8' 6"  $\times$  8' 4" (  $2.59m \times 2.54m$  ) UPVC window to the side, built in wardrobes

#### Garage

17' 6"  $\bar{x}$  11' 9" ( 5.33m x 3.58m ) 1.5 sized garage with up and over door to the front, electric, door to the side leading into garden





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# Moor Lane, Sculthorpe Fakenham

- FLEXIBLE ACCOMMODATION THROUGHOUT
- STUNNING FIELD VIEWS TO THE REAR
- AMPLE OFF ROAD PARKING & 1.5 GARAGE
- **FOUR BEDROOMS**
- SNUG WITH WOOD BURNING STOVE

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£425,000

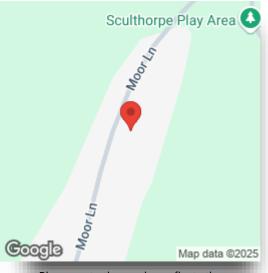


his floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate etails are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A









Please note the marker reflects the postcode not the actual property

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Property Ref: FKM107033 - 0004 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.





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