



**The Green, Sculthorpe Fakenham NR21 9QJ**



**welcome to**

## **The Green, Sculthorpe Fakenham**

It is the pleasure of William H Brown to present this detached brick and flint, Dutch gabled, three-bedroom family home, overlooking the picturesque pond within the village of Sculthorpe. The property has been brilliantly kept by the current owners, allowing the new buyers to live seamlessly.



## Location

Sculthorpe is a scattered village with two fine pubs, 'The Aviator' on one side of the A148 and 'Sculthorpe Mill' on the other. It's very close to the busy market town of Fakenham with its supermarket and pedestrian shopping precinct, its Thursday Market and monthly Farmer's Market. Fakenham also has a good sports centre. Sculthorpe is ideally positioned for the North Norfolk Coast with its many attractions and golf courses. There's also the Sculthorpe Moor Nature Reserve run by the Hawk and Owl Trust to reintroduce native birds to the area and to protect the natural environment.

## Entrance Hall

Door to the front, stairs to the first floor, radiator and storage cupboard.

## Lounge

12' 6" x 20' 6" ( 3.81m x 6.25m )  
Gas fireplace on pamment tiled hearth, 3 radiators and triple aspect sash style window.

## Kitchen

13' 9" x 16' 7" ( 4.19m x 5.05m )  
Kitchen with wall and base units, integrated oven with warming drawer, induction hob, ' Siemens' appliances, granite island, utility cupboard, cupboard housing boiler and 2 windows to the side.

## Dining Room / Garden Room

13' 4" x 16' ( 4.06m x 4.88m )  
Exposed flint wall and double doors leading to garden.

## Landing

Carpet, loft access, 2 velux windows and feature circular window.

## Bedroom One

13' 9" x 11' ( 4.19m x 3.35m )  
Fitted wardrobe, radiator, Amtico flooring, radiator, window to the side and rear.

## Bedroom Two

12' 6" x 11' 4" ( 3.81m x 3.45m )  
Fitted wardrobe, loft access, radiator and window to the front.

## Bedroom Three

10' x 9' 2" ( 3.05m x 2.79m )  
Fitted wardrobe, radiator and window to the side.

## Bathroom

Suite comprising of L- shaped bath with overhead shower, vanity unit, WC, heated towel rail, radiator and velux window.

## Garage

17' 9" x 18' 4" ( 5.41m x 5.59m )



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/FKM108361](http://williamhbrown.co.uk/Property/FKM108361)



**welcome to**

## **The Green, Sculthorpe Fakenham**

- BRICK & FLINT, GABLE END DETACHED HOUSE
- THREE EXCELLENT BEDROOMS
- BOILER, OIL TANK AND FUSE BOARD NEWLY REPLACED
- VIEWS OVERLOOKING THE POND
- DINING ROOM / GARDEN ROOM WITH FRENCH DOORS TO GARDEN

Tenure: Freehold EPC Rating: D

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM108361](http://williamhbrown.co.uk/Property/FKM108361)



Property Ref:  
FKM108361 - 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 guidance 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.

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.



**william h brown**



**01328 864922**



[Fakenham@williamhbrown.co.uk](mailto:Fakenham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**