



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)



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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 / CONSERVATORY WITH FRENCH DOORS TO GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£590,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108361 - 0003

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