



**24 Oakdene,
WICKEN GREEN VILLAGE.
Sculthorpe. Fakenham
NR21 7QW.**

**Offers in the region of
£250,000**

Freehold

Spacious, semi-detached Bungalow with oil centrally heated and double glazed accommodation, including 2 Reception rooms, Well Fitted Kitchen with built in appliances, and 3 Double Bedrooms. The property has ample car parking space and a well enclosed, Rear Garden.

Small Entrance Hall, Spacious Sitting room, Dining room. Well fitted Kitchen with built-in appliances, Inner Hall, Master Bedroom with Fully Tiled Ensuite Wet Room, 2 Further Double Bedrooms, and Fully tiled Bathroom.

Outside: Ample off-street Car Parking Space. Easily maintained front Garden with a well fenced, rear Garden.

Situated in an established, cul-de-sac development, within easy walking distance of open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A148 as signposted Kings Lynn. Continue for about 5 miles and turn right on the B1454 as signposted Docking and Hunstanton. Turn right at 1¼ miles on Tattersett Road, and bear right at the fork. Turn right onto Lancaster Road, then take the 3rd right onto Maple Drive. Continue down and take the 3rd turning on the right onto Oakdene and the property is on the left as marked by a for sale board.

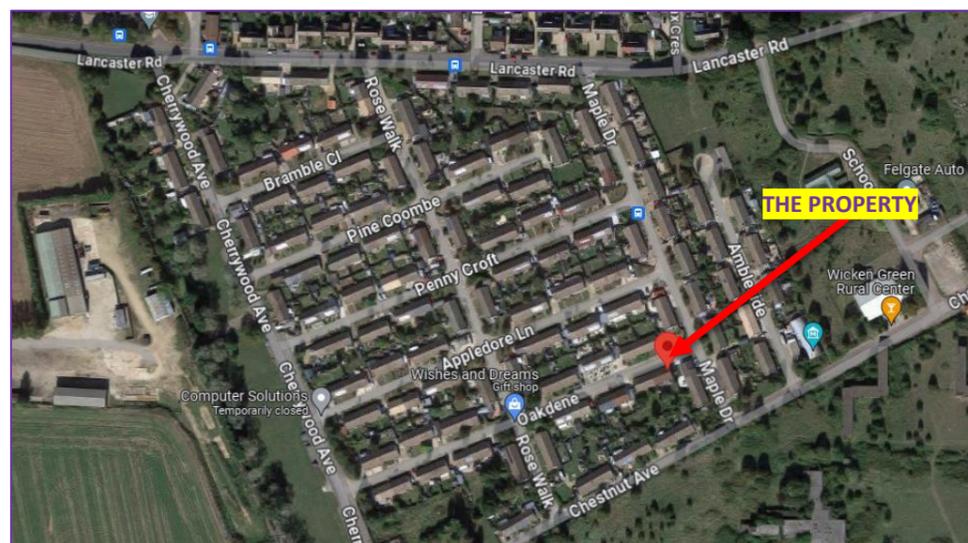
Location: Wicken Green is an established development, on the edge of the now decommissioned Sculthorpe military air base. There is a Primary School close by, and open farmland and Syderstone Common is within walking distance. About a mile to the West is the village of Syderstone where there is a Church, Village Hall (with Post Office on Wednesday & Friday mornings) and a Public House. The Market Town of Fakenham is 7 miles distant, and Kings Lynn with its direct rail link to London (Kings Cross) is 15 miles distant.

Services:
Mains water, electricity and an estate drainage system are connected to the property

District Authority:
North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".

EPC: TBA.

Service Charge:
There is an annual payment to Wicken Green Management Company for the upkeep of communal areas.

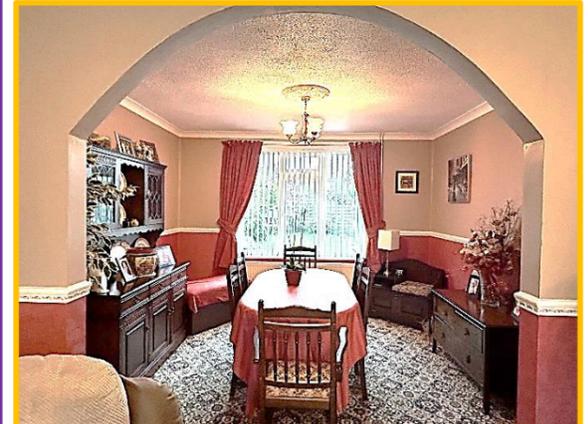
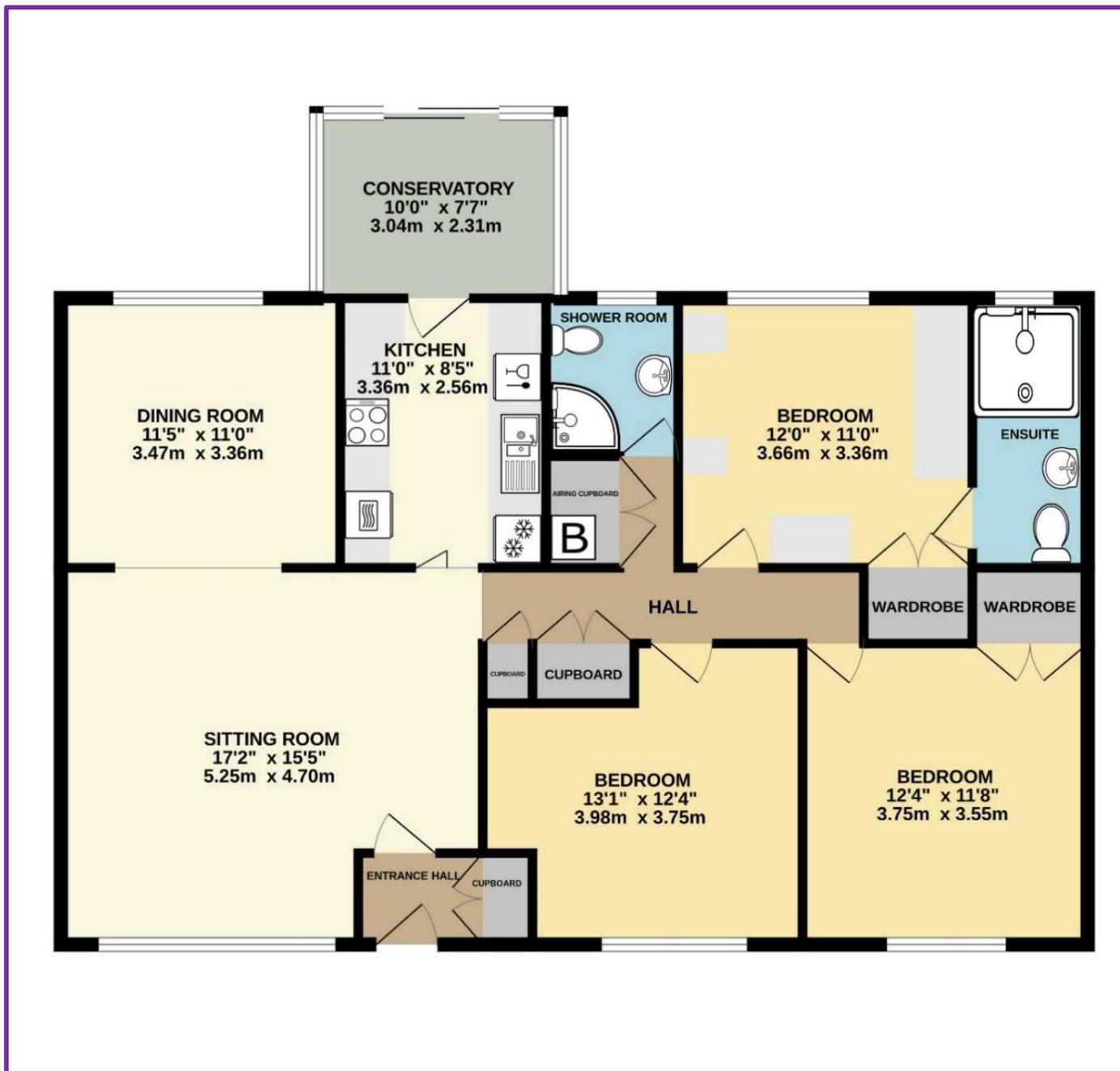


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Part double glazed front door to

Small Entrance Hall:

Built-in double coats cupboard with fitted shelf, hanging rail and double cupboard over. Door to;

Sitting room: 17'2" x 15'5", (5.3m x 4.7m).

"Dimplex" electric fire with holographic flame. Dado rail. TV point. Vertical blind. Mainly coved ceiling. Folding door to kitchen, archway to;

Dining room: 11'5" x 11'0", (3.4m x 3.3m).

Telephone point. Dado rail. Vertical blinds.

Kitchen: 11'0" x 8'5", (3.3m x 2.5m).

1 1/2 bowl sink unit with pedestal mixer tap, set in fitted work surface, with soft close cupboards and drawers under. Built in "AEG" dishwasher and fridge freezer, appliance space and plumbing for washing machine under. Matching wall mounted cupboards with concealed lighting under. Further fitted worksurface with cupboards and drawers under. "AEG" built in 4 ring hob, with stainless steel cooker hood over. "AEG" double oven with cupboard over and drawers under. Space to side with shelf housing "Tower" microwave; cupboard over and under. Tiled floor. Ceiling recessed spot lights. Coved ceiling. Half double glazed door to;

Conservatory: 10'0" x 7'7", (3.0m x 2.3m).

Polycarbonate roof. Tiled floor. Power point. Sliding double glazed door rear garden.

Inner Hall:

Built-in broom cupboard with cupboard over. Double shelved cupboard with double cupboard over. Further built-in double cupboard, housing "Grant" oil fired central heating boiler, hot water cylinder and slatted shelving. Hatch to roof space.

Master Bedroom: 12'0" x 11'0", (3.6m x 3.3m).

Built in range of double wardrobe cupboards with shelf and hanging rail. Vanity shelf with drawers under. Matching bedside cabinets and dressing table. Further built in double wardrobe cupboard with shelf, hanging rail and double cupboards over. Vertical blinds. Door to;

Fully tiled Ensuite:

Handbasin with pedestal mixer tap, cupboards and drawers under. Vanity mirror and shelf over. Low level WC. Walk in shower cubicle with "Mira" fitting. Heated towel rail. Shaver point, extractor fan. Ceiling recessed spot lighting, coved ceiling. Tiled floor.

Bedroom 2: 13'1" x 12'4", (3.9m x 3.7m).

Built in double wardrobe cupboard with shelf, hanging rail and double cupboard over. TV point. Vertical blinds.

Bedroom 3: 12'4" x 11'8", (3.7m x 3.5m).

Recess with TV point, telephone point, spot lights. Range of double cupboards over. Vertical blinds.

Fully tiled Shower room:

Corner cubicle with "Aqualisa" fitting, and sliding glass screen doors. Low level WC. Handbasin with pedestal mixer tap, and cupboards under. Vanity shelf and mirror over. Heated towel rail. Tiled floor.

Outside:

Open plan lawned garden to front. Concrete car parking space for two cars to the side.

Well fenced rear garden with lawn, flower and shrub borders, paved patio area, aluminium Garden Store and timber and felt roofed Store.

