



## Burnleigh, The Street, SCULTHORPE, NR21 9QD.

Offers sought in the region of  
**£575,000**  
Freehold

Spacious, detached, individual Family Residence with centrally heated and double glazed accommodation, including, on the Ground Floor; a 26ft Sitting room, large Garden room, 2 Further Reception rooms, Fitted Kitchen and a potential self-contained Annexe. On the First Floor there is a Master Suite with Bedroom, Dressing room and En Suite Bathroom, 3 Further Bedrooms, one with En-Suite Shower room, and a Family Shower room.

The property stands in a South-facing position within its own mature Gardens extending, in all to just under  $\frac{1}{2}$  acre with ample parking space, Double Garage and spacious Workshop/Store.

Located in a non-estate position within easy walking distance of village amenities and open farmland, and just 2 miles from Fakenham Town Centre.

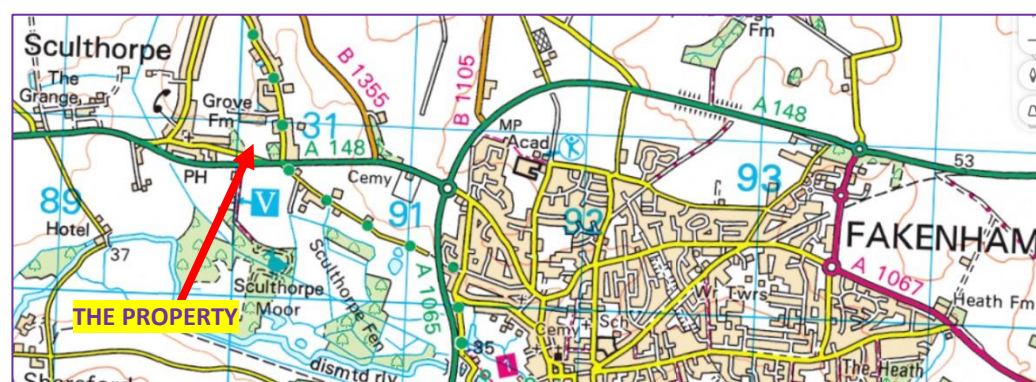
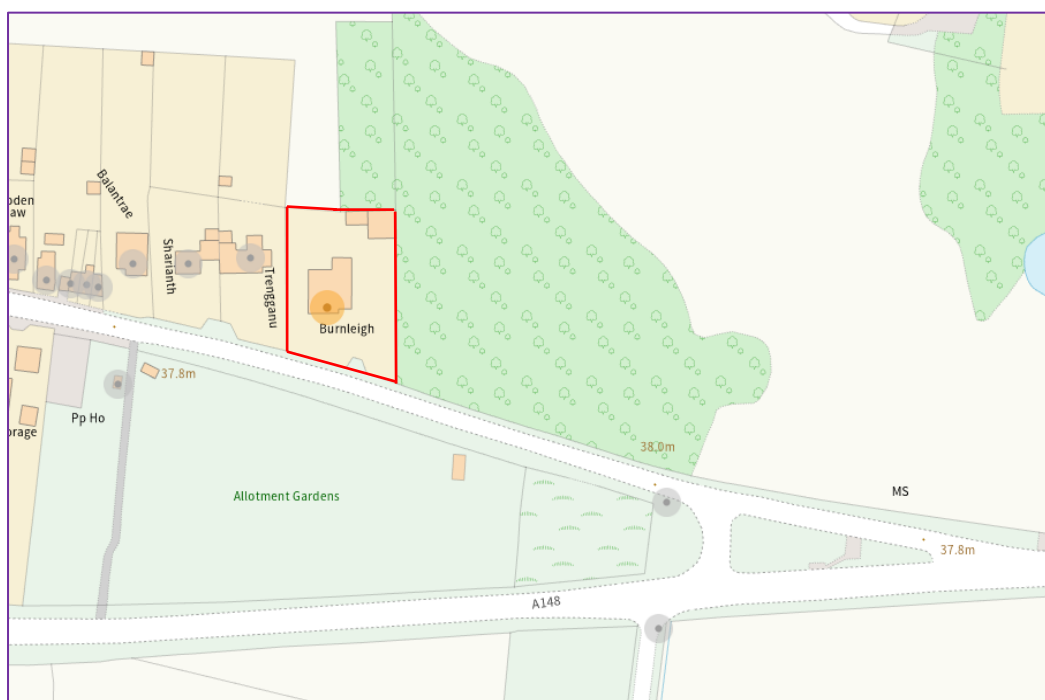
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**Directions:** From Fakenham take the A.148 Kings Lynn road, and at 2 miles bear right into Sculthorpe village Street. The property is on the right, as marked by a for sale board.

**Location:** Sculthorpe is a small village on the Western outskirts of Fakenham Market Town, with a primary school, village hall and Church, and the 'Sculthorpe Moor Nature Reserve' which lies just to the South of the village. Fakenham is 2 miles distant and offers a wide range of shopping, educational, leisure and sporting facilities; the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant; and King's Lynn with its direct rail link to London (Kings Cross) is 20 miles distant.

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

**Services:** Mains water, electricity and drainage are connected to the property.



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

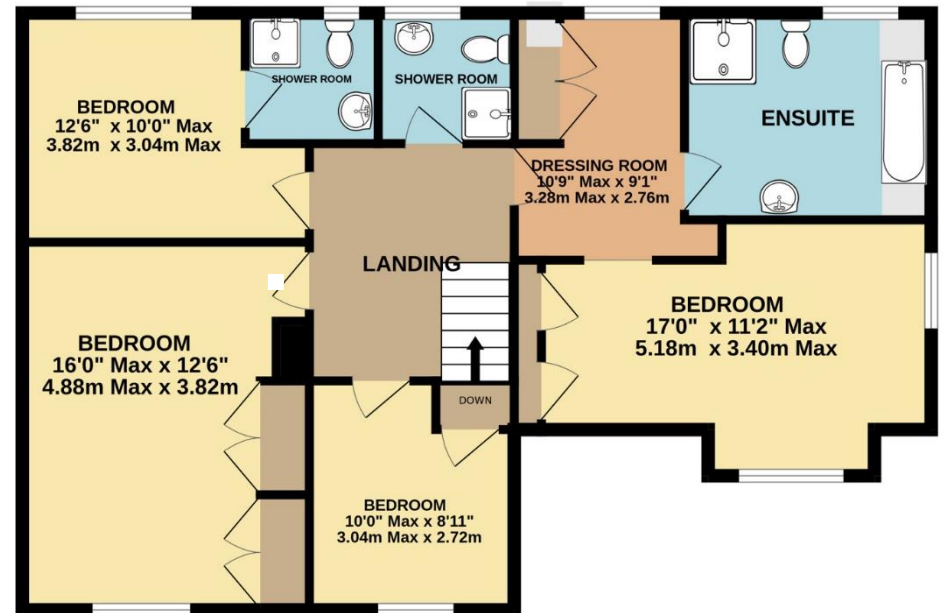
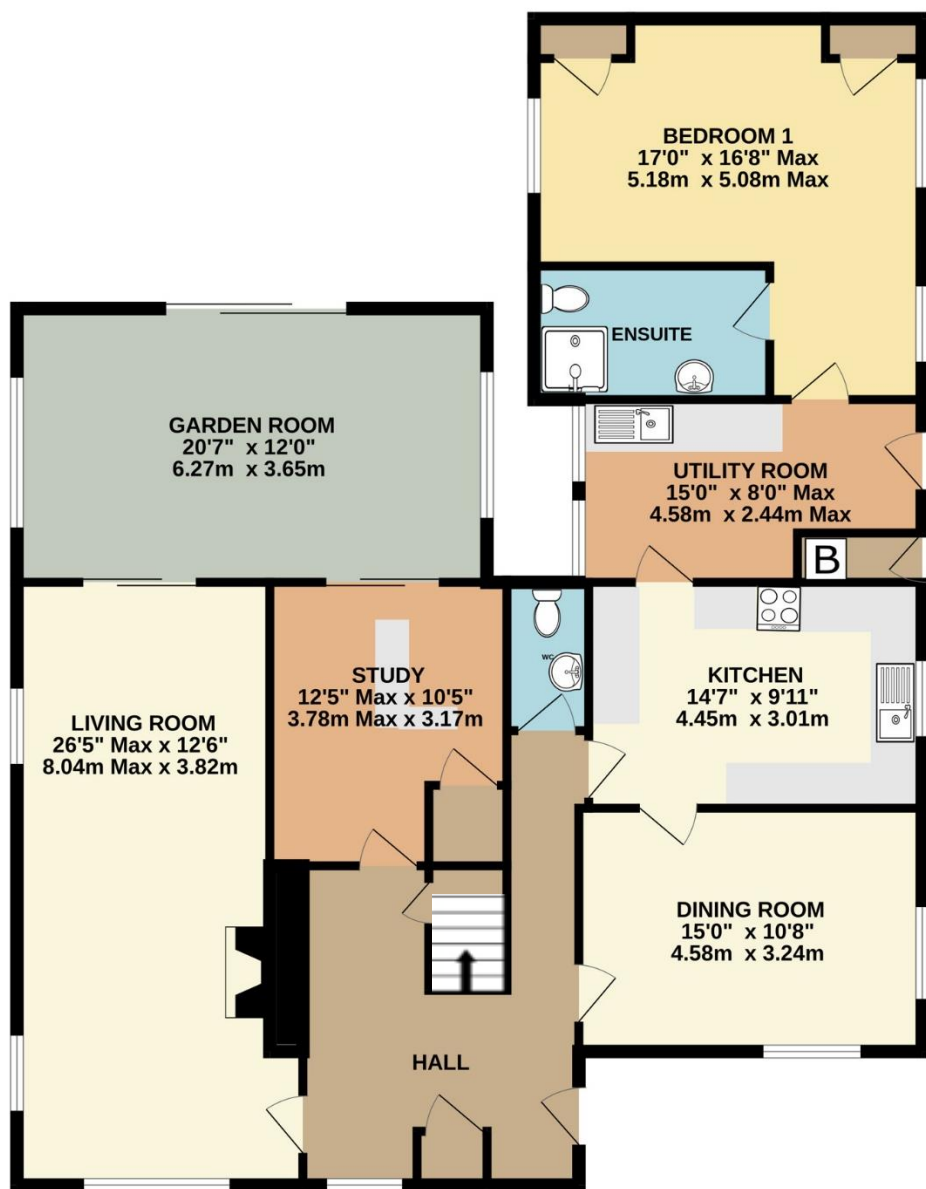
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They do not constitute part of an offer or contract.

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EPC: E

**Ground Floor:**

**Recessed Entrance Porch:** with lantern light, tiled floor and part double glazed door to;

**Entrance Hall:** Double coats cupboard. Understairs cupboard. Dado rail. Telephone point.

**Cloakroom:** with hand basin and low level WC.

**Sitting room:** 26'5" x 12'6", (8.0m x 3.8m) max. mock stone fireplace with tiled hearth, mantle shelf and arched recess over. TV point. Double glazed sliding patio door to;

**Garden Room:** 20'7" x 12'0", (6.3m x 3.7m), a triple aspect room with 4 wall lights and centre light. Hatch to roof space. Twin double glazed sliding patio doors with adjoining double glazed side panels to garden. Fitted vertical blinds. Double glazed sliding door to;

**Study:** 12'5" x 10'5", (3.8m x 3.2m) max. Free-standing tile topped bar. Built-in understairs cupboard. Dimmer switch. Glazed door to entrance hall.

**Dining room:** 14'7" x 9'11", (4.6m x 3.2m), with centre light, 3 wall lights and dado rail. Glazed door to;

**Kitchen:** 14'7" x 9'11", (4.5m x 3.0m). Sink unit with pedestal mixer tap, set in fitted work surface with tiled surround, and drawers and cupboards under. "Belling" electric cooker, with cooker hood over. Further fitted work surface with tiled splashback, and drawer and cupboard under. Adjoining tall unit with cupboards and space for microwave. Built-in refrigerator with cupboard over and under. Matching range of wall mounted cupboard units. Fitted breakfast bar with tiled splashback, and further wall units over. Strip light. TV point. Tiled floor. Glazed door to

**Half tiled Utility room:** 15'0" x 8'0", (4.6m x 2.4m) max. Stainless steel sink unit with drawer and cupboards under. Adjoining work top with appliance space and plumbing for washing machine and dishwasher under. Matching wall cupboards. Tiled floor. Strip light. Half double glazed door to outside.

**Bed/Sitting room:** 17'0" x 16'8", (5.2m x 5.1m) max. 2 built-in double wardrobe cupboards with fitted shelf and hanging rail. Fitted mirror. Telephone point. TV point. Ceiling recessed spotlights. Hatch to roof space.

**En-Suite Shower room:** Tiled shower cubicle with sliding glass screen door. Pedestal hand basin with tiled splashback. Low level WC. Heated towel rail. Extractor fan. Ceiling recessed spotlights.

*The aforementioned Utility room, Bed/sitting room and Shower room, would easily lend themselves to be used as a self-contained annexe with independent access to outside.*

**First Floor:**

**Galleried Landing:** Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space.

**Suite of: Bedroom, 17'0" x 11'2", (5.2m x 3.4m) max,** (a double aspect room) with built-in wardrobe cupboard with fitted hanging rail. TV point. Telephone point. 2 centre lights. 2 wall lights. **Dressing room: 10'9" x 9'1", (3.3m x 2.8m), max,** with built-in wardrobe cupboard with fitted hanging rails and shelf. **En-Suite Bathroom** with coloured suite of panelled bath, pedestal hand basin with mirror, light and shaver point over, low level WC, and shower cubicle with sliding screen doors.

**Bedroom 2: 16'0" x 12'6", (4.9m x 3.8m) max.** Built-in range of 2 double wardrobe cupboards with cupboards over. TV point.

**Bedroom 3: 12'6" x 10'0", (3.8m x 3.0m) max.** TV point.

**En-suite Shower room:** Tiled shower cubicle with folding screen door. Pedestal hand basin with tiled splashback, glass shelf, mirror and shaver point over. Low level WC. Extractor fan.

**Bedroom 4: 10'0" x 8'11", (3.0m x 2.7m).** Built-in wardrobe cupboard. TV point.

**Fully tiled Family Shower room:** Shower cubicle with folding screen door. Pedestal hand basin. Low level WC. Extractor fan. Fitted mirror. Ceiling recess spotlights.

**Outside:** A tarmac drive leads from the road to the front of the property, where there is a tarmac **car parking space**. To the side of the house is a wide, gravelled area providing ample turning space and parking for numerous vehicles. At the end is a brick and tiled **Double Garage, 22'0" x 20'0", (6.7m x 6.1m)**, with twin up & over doors, strip lights, power points and concrete floor. Next door is a timber and felt roofed **Work shop/Store, 23'6" x 10'0", (7.2m x 3.0m)**, with work bench, and electrical connection.

Close by is a further **Store, 7'0" x 4'4", (2.1m x 1.3m)**, and to the side of the house is an integral Boiler House with "Trianco" oil fired central heating boiler.

**The gardens extend, in all to just under ½ acre (stms),** and have a South-facing lawn at the front, enclosed by a beech hedge. Immediately to the rear is a paved patio area, with a further lawned garden beyond, attractively enclosed by a leylandii and beech hedge, and shaded by a mature tree.