



**41 Halifax Crescent,  
Blenheim Park.  
SCULTHORPE.  
NR21 7PS.**

**Offers sought in the region of  
£230,000  
Freehold**

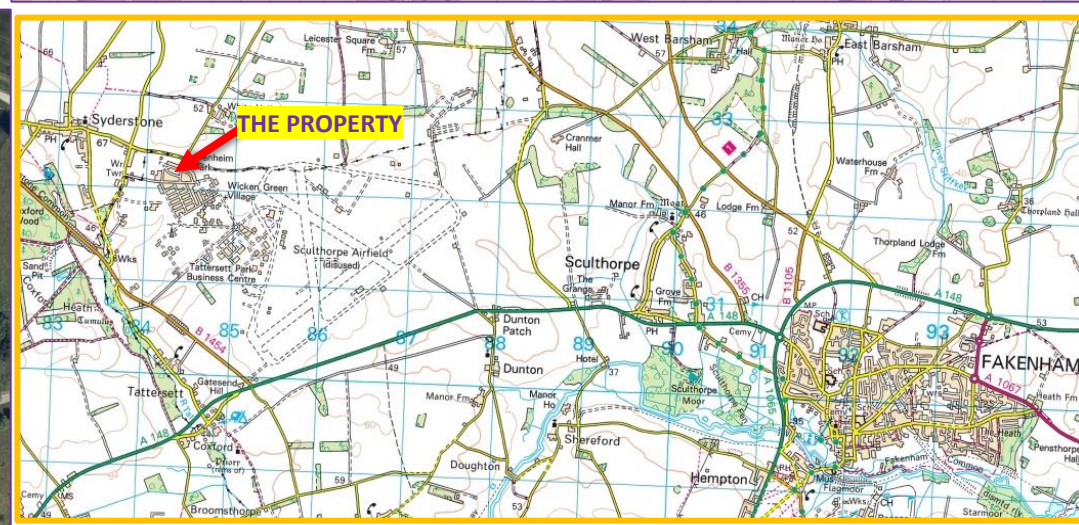
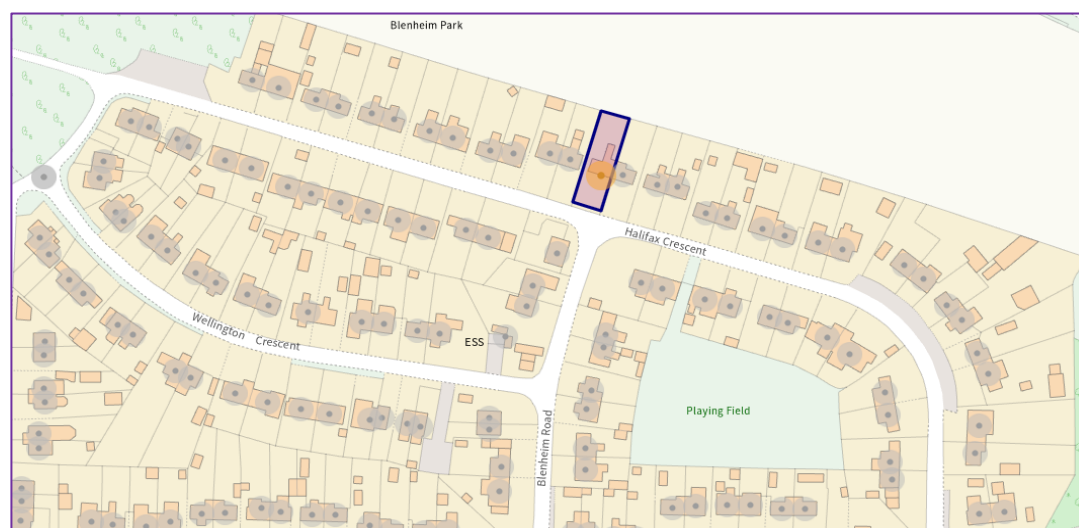
South-facing, semi-detached House with deceptively spacious, centrally heated and double glazed 2 bedroomed accommodation, ample off street parking and well enclosed, garden with panoramic field views.

The property is set in an established development within easy walking distance of open farmland.

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

**Directions:** From Fakenham take the A.148 Kings Lynn road, and turn right at 5 miles, by the "Cock & Pullett" premises, as signposted Docking and Hunstanton. Take the second turning on the right, as signposted Syderstone, bear right at the fork, and turn right into Blenheim Park. Follow Lancaster Road past the village Primary School, and turn immediately left into Stirling Road. Bear right at the end of the road into Halifax Crescent, and the property is on the left as marked by a for sale board.

**Location:** Blenheim Park is an established development, on the edge of the now decommissioned Sculthorpe military air base. There is a Primary School on the development 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 and Village Hall (with Post Office on Wednesday & Friday mornings). There is a Club called The Green Park Centre (with bar, food, bingo hall, hire, etc) on the neighbouring Wicken Green site. 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.



**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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## Ground Floor

**Entrance Hall:** Built in meters cupboard. Glazed door to Kitchen.

**Sitting Room: 15'0" x 11'0", (4.6m x 3.4m).** Mock stone fireplace with marble hearth, timber mantle shelf and adjoining matching TV shelf. Vertical window blind. TV point. Double glazed sliding patio door to outside.

**Kitchen/Dining room: 19'2" x 18'5", (4.6m x 3.4m).** 1½ bowl ceramic sink unit, with mixer tap set in fitted work surface with cupboards, drawers and appliance space under. Further L shaped worktop with part tiled splashback, and cupboards and drawers under. Matching range of wall mounted cupboards with concealed lighting under. Cooker hood. Built in shelved cupboard. TV point. Telephone point. Venetian blinds.

**Utility Room: 17'7" x 6'0", (5.4m x 1.8m).** Fitted worktop with cupboard under, adjoining tall cupboard and wall mounted cupboard unit. Appliance space with plumbing for washing machine. Half double glazed door to outside.

**Cloakroom:** Hand basin with mixer tap, tiled splash back, and cupboard under. Low level WC.

## First Floor

**Landing:** Hatch to roof space. Built in cupboard with electric heater. Fine panoramic views over open farmland.

**Bedroom 1: 15'0" x 11'0", (4.6m x 3.4m).** Built in double wardrobe cupboard with fitted hanging rail, and cupboard over. Further double wardrobe cupboard with hanging rails and shelves, and adjoining airing cupboard with lagged copper hot water cylinder, immersion heater slatted shelves and cupboards over.

**Bedroom 2: 15'5" x 10'0", (3.5m x 3.1m).** Built in double wardrobe cupboard with cupboards over.

**Fully tiled Bathroom:** with white suite of panelled bath with mixer tap. Hand basin set in vanity unit, with cupboards under. Low level WC. Shower cubicle with folding screen door. Heated towel rail. Shaver point. Extractor fan. Tiled floor.

**Outside:** A shared gravelled entrance leads to the front of the property where there is **ample off street parking.**

To the rear of the property is a wide split level mainly hexagonal paved patio area with gravelled areas and raised shrub borders. Timber and felt roofed **Garden Store 8'0" x 6'0", (2.4m x 1.8m).**

**The garden backs immediately onto open countryside and enjoys lovely far reaching rural views.**

**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:** "D"

**Note:** A payment of about £120 per year is due to the Blenheim Park Management Company for road maintenance, street lighting, and upkeep of communal areas.

