



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

**Offers in the region of  
£190,000**

Freehold

Spacious, semi-detached Bungalow with electrically heated and double glazed accommodation, including a 27ft Sitting/Dining room, Well Fitted Kitchen, Useful Store, 2 Double Bedrooms, car parking space, Car Port and a well enclosed, easily maintained Garden.

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

Small Entrance Hall, Spacious Sitting/Dining room, Well fitted, Kitchen with appliances, Inner Hall, 2 Double Bedrooms, Store and Fully tiled Shower room.

Outside: Car Port. Off-street car Parking Space. Easily maintained Gardens to front & rear.

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

**Directions:** From Fakenham take the A.148 Kings Lynn road, and at 5 miles, turn right by the "Cock & Pullett" premises, onto the B.1454, 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, and turn right opposite the village Primary School, into Cherrywood Avenue. Take the fifth turning on the left into Oakdene, continue straight over the crossroads, 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.

**District Authority:**

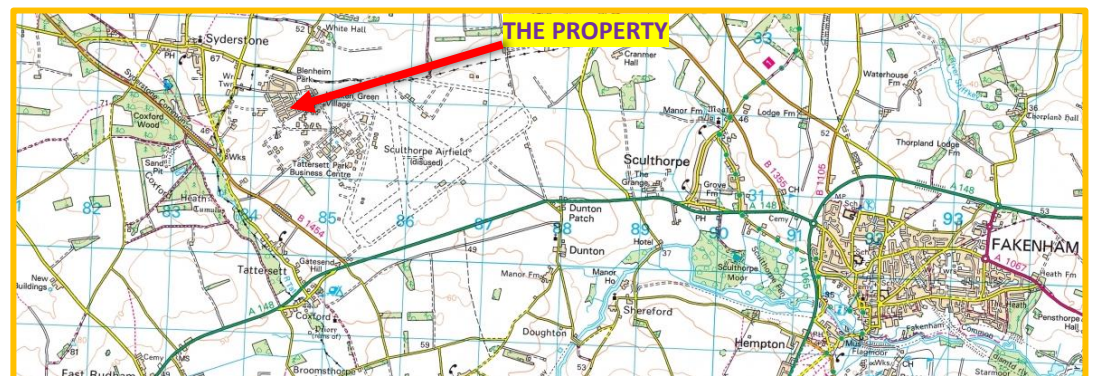
North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".

**Services:** Mains water and electricity are connected to the property. Drainage is to an Estate mains system.

**EPC:** TBA.

**Service Charge:**

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



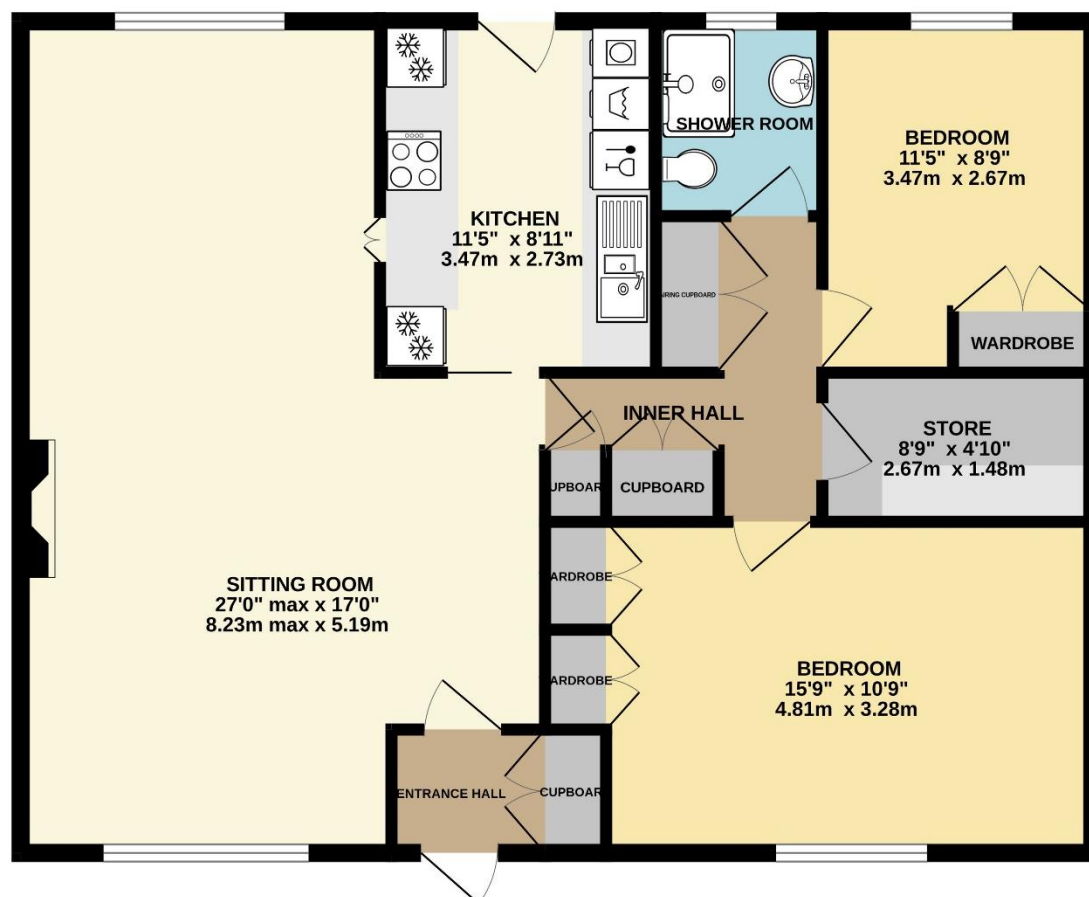
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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**Note:**  
All white goods and furniture within the property may be included in the sale.



**Small Entrance Hall:**  
Part double glazed front door. Built-in double coats cupboard. Glazed door to

**Sitting room: 27'0" x 17'0", (8.2m x 5.3m) max.**  
Mock fireplace surround with fitted electric fire. 2 further electric heaters. Double glazed picture window to front, and further window to rear. Vertical blinds. Telephone point. Serving hatch to kitchen.

**Kitchen: 11'5" x 8'11", (3.5m x 2.5m).**  
1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with tiled surround, and drawers, cupboards, built-in **dishwasher**, **washing machine** and **tumble dryer** under. Further fitted work top with tiled splash-back, and drawers, cupboards and **freezer** under. Integral **4 ring electric hob unit**. Built-in **double oven**, with cupboard over and under. **"Beko" fridge/freezer**. Matching range of wall mounted cupboard units with concealed lighting under. Spot lights. Extractor fan. Roller blinds. Half double glazed door to outside.

**Inner Hall:**  
Built-in shelved cupboard with double doors, and adjoining broom cupboard. Further built-in airing cupboard with double doors, hot water cylinder and automatic electric light. Electric heater.

**Bedroom 1: 15'9" x 10'9", (4.8m x 3.3m).**  
**"Creda"** night storage heater. 2 built-in double wardrobe cupboards. Vertical window blinds.

**Bedroom 2: 11'5" x 9'2", (3.5m x 2.8m).**  
**"Creda"** night storage heater. Built-in double wardrobe cupboard.

**Store: 8'9" x 4'10", (2.7m x 1.3m).**  
Fitted work surface and range of wall mounted cupboards. Free standing tall cupboard. Hatch to roof space.

**Fully tiled Shower room:**  
Shower cubicle with glass screen door. Hand basin with mixer tap, and cupboards under. Low level WC. Electric heater. Extractor fan.

**Outside:**  
To the front of the property is an easily maintained, mainly gravelled garden area with shrubs, and a concrete path leading to the front door.

A concrete drive, providing off street parking, leads to a **Car Port**, with polycarbonate roof and concrete floor.

To the rear is a well fenced Garden laid mainly to gravel, with a paved patio area, plastic **Garden Store**, and aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m).**

**Solar Panels:** The solar panels provide electricity for the property (when active). Electricity generated which is not used by the property is taken by the supplying company. There is a lease agreement for the panels to remain in place until 29<sup>th</sup> March 2037.

