



25 Wellington Crescent, SCULTHORPE, FAKENHAM. NR21 7PU.

Offers sought in the region of
£210,000

Semi-detached House with electrical heating and 2 good sized bedrooms, with double glazing throughout the property. Ample parking spaces and well enclosed South facing rear garden. This property is located in a lovely and peaceful village, 7 miles from Fakenham and 15 miles from Kings Lynn.

The property comprises;
On the Ground Floor; Entrance Hall, sitting room, Kitchen (with built in oven and hob).

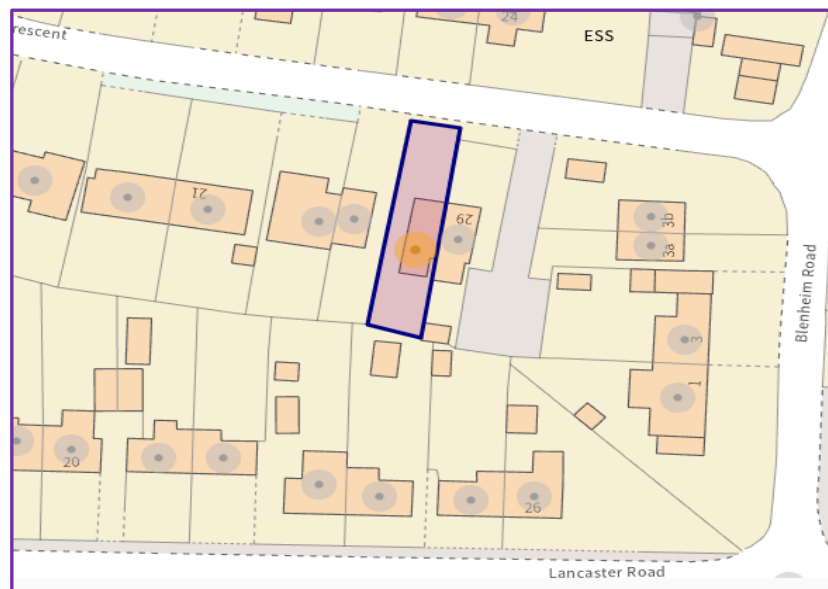
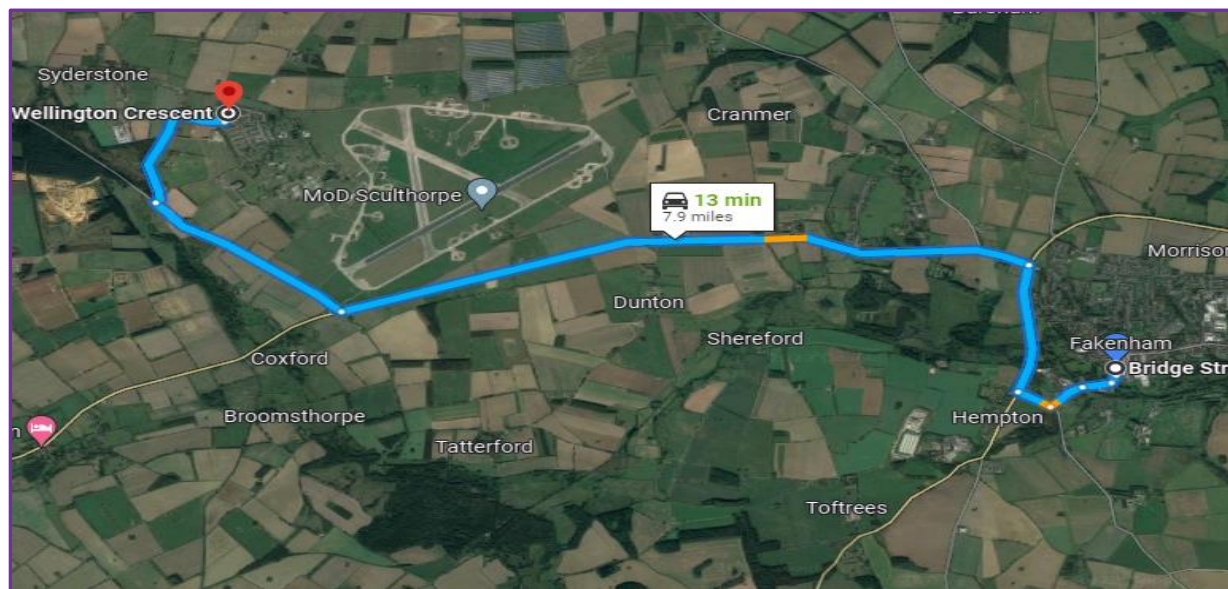
First Floor:
Landing, 2 Bedrooms and Bathroom.

Outside:
Ample gravelled parking spaces to the front. Well enclosed, lawned garden to the rear.

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, take the second left onto Blenheim Road, then the first left onto Wellington Crescent. The property is on the left, as marked by a To Let 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, 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.



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

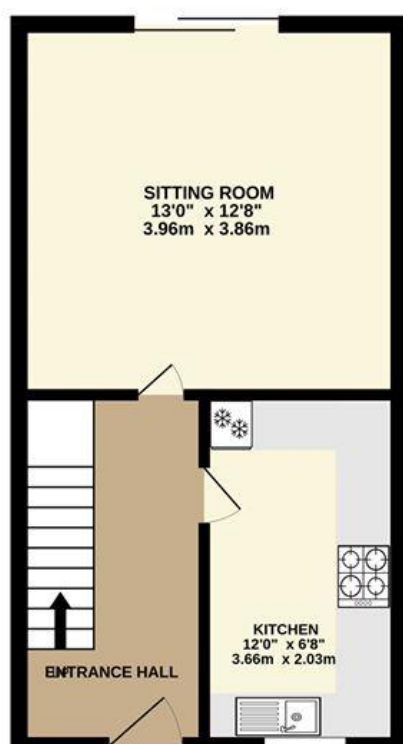
IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

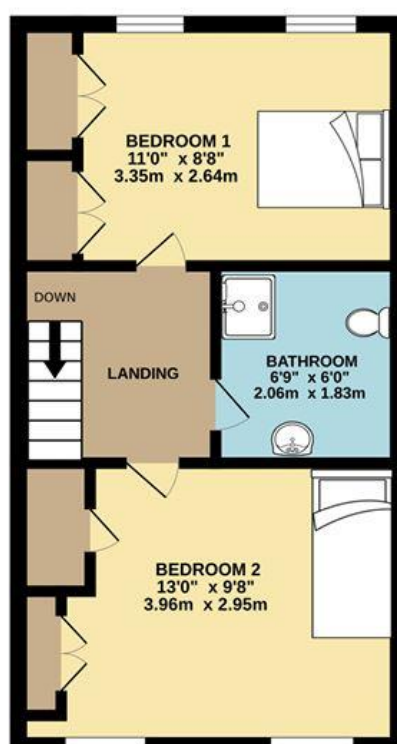
They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



ACCOMMODATION:

GROUND FLOOR:

CANOPY ENTRANCE PORCH:

ENTRANCE HALL:

A half double-glazed door, **Dimplex** night storage heater, laminate flooring and a Telephone Point.

SITTING ROOM: 13'0" x 12'6" (4.0m x 3.8m).

Dimplex night storage heater, fitted shelves, laminate flooring with a twin double glazed sliding patio door to the Rear Garden.

KITCHEN: 12'0" x 6'8" (3.6m x 2m).

Stainless steel sink unit, with **Pedestal** mixer tap, set in fitted work surfaces with tiled splash back. Draws, cupboards and **Hot Point** washing machine under. Built in **new world**, four ring electric hob unit, with oven under. Extractor hood over and a range of wall mounted cupboard units, **Beko**, free standing, fridge freezer.

FIRST FLOOR:

LANDING:

Hatch to roof space. Telephone point.

HALF TILED BATHROOM:

Fully tiled shower cubicle, with **Mira** fittings and glass screen door. **Pedestal** hand basin, low level WC, **Dimplex**, wall mounted electric convertor heater, extractor fan and two wall lights along with the main centre light.

BEDROOM 1: 13'0" x 9'0" (3.9m x 2.7m).

Electric panel heater. Two fitted double wardrobe cupboards with a range of high-level cupboards and matching bedside cabinets. Double bed.

BEDROOM 2: 13'0" x 8'8" (3.9m x 2.6m).

Spacious airing cupboard with a **factory lagged hot water cylinder**, fitted emersion heater and slatted shelves. Adjoining double wardrobe. Single bed.

OUTSIDE:

Gravelled driveway to the front with **ample car parking spaces** and a lawned grass area with patio leading up to the property. A gate leads to the rear garden, which is well enclosed and with lawned grass. There is a 6'0" x 4'0" Garden Store.

SERVICES:

Mains water, electricity and drainage are connected to the property. Solor Panels.

DISTRICT AUTHORITY:

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

