



**25 Rose Walk,
WICKEN GREEN VILLAGE.
Sculthorpe. Fakenham**
NR21 7QE.

**Offers sought in the region of
£240,000**
Freehold

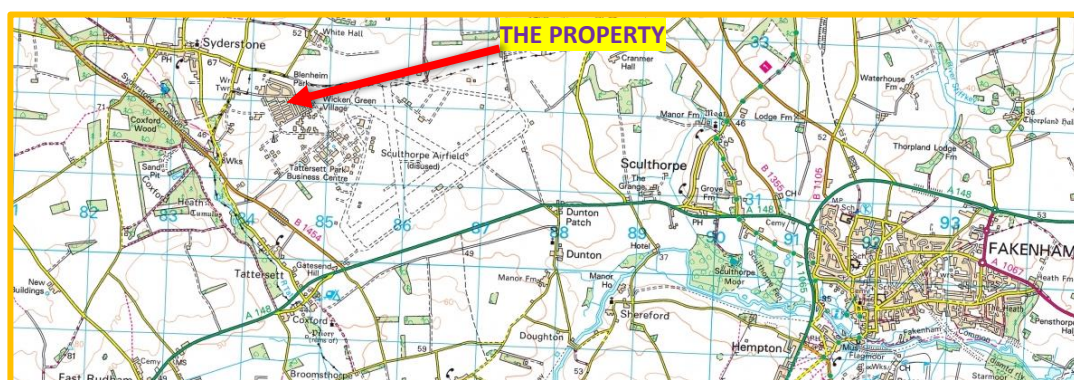
A very attractive, spacious, semi-detached Bungalow with oil fired central heating and double glazing throughout. This lovely property includes a 17ft Sitting room, a 20ft modern Kitchen/Dining room, 3 Double Bedrooms, Bathroom, off-street Car Parking Space, and a well enclosed, easily maintained Garden with a Store.

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

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 take the second turning on the right into Rose Walk. The property is on the right, just after the turning to Bramble Close, 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.

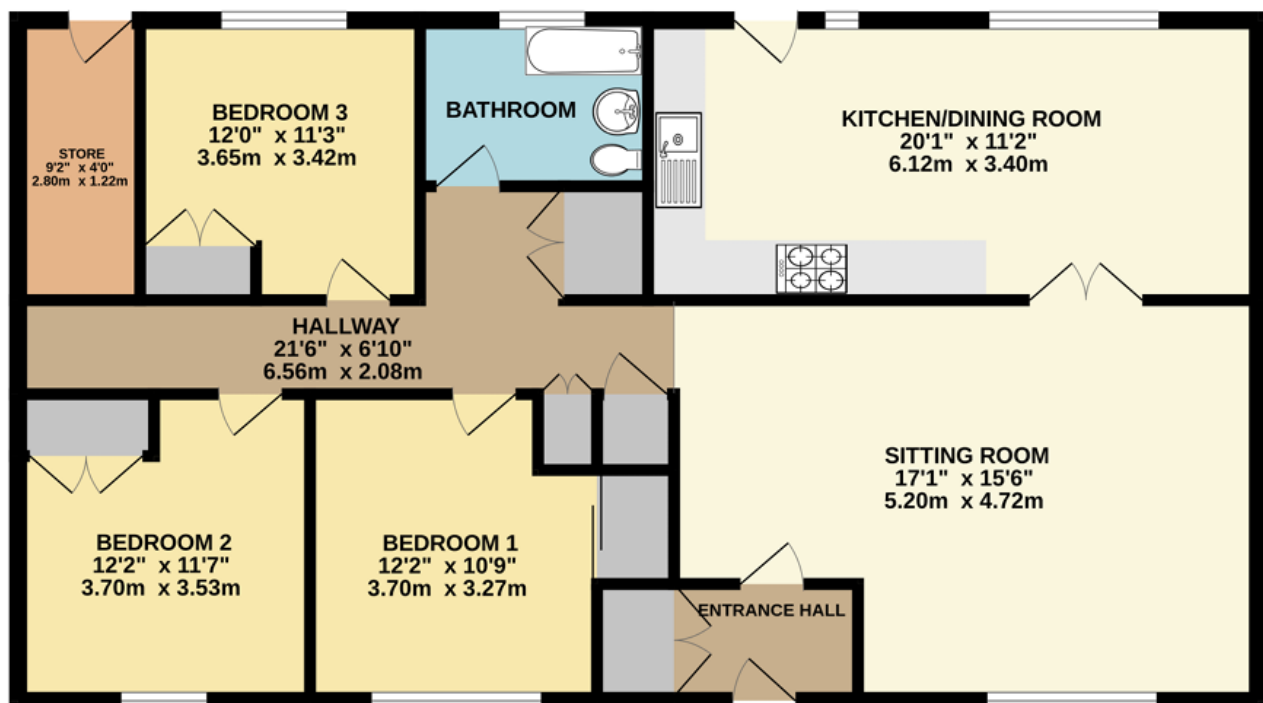


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double-glazed front door to.

Entrance Hall: Built-in double coats cupboard.

Sitting room: 17'1" x 15'6", (5.2m x 4.7m). A bright and spacious room comprising a large picture window to the front with double glazing, TV Point, and a cosy Electric Fire. French Doors to.

Kitchen/Dining room: 20'1" x 11'2", (6.1m x 3.4m). A new modern Kitchen/Dining Room with generous space including a Stainless-steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with cupboards and appliance space under. Integral "Hae 160" 4 ring electric hob unit, with electric oven under. Matching range of wall mounted cupboard units. Half double glazed door to outside.

Inner Hall: Built-in double and single shelved cupboards. Further built-in airing cupboard with double louvered doors, oil fired central heating boiler and slatted shelving.

Bedroom 1: 11'0" x 10'9", (3.7m x 3.3m). A large built in double wardrobe, TV point and a Double-Glazed window.

Bedroom 2: 11'7" x 12'2", (3.7m x 3.5m). A large built in double wardrobe, TV point and a double glazed window.

Bedroom 3: 12'0" x 11'3", (3.7m x 3.4m). A large built in double wardrobe, TV point and a double glazed window.

Fully tiled Bathroom: A bath with an electric shower over. Hand basin with mixer tap. Low level WC and an Extractor fan. Small double glazed window.

Outside: To the front of the property is an easily maintained garden area and a concrete path leading to the front door.

To the side is a drive, providing **off street parking**.

The rear garden is very well fenced and is easily maintained with a small, gravelled area with Shrubs and flowers. There is a 9'2" x 4'0" **Store room** with access through the garden.

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.

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

EPC: TBA.

