27 The Patch, Dunton, Fakenham NR21 7PF



Cruso & Wilkin

27 Dunton Patch
Dunton
Fakenham
NR21 7PF

O.I.R.O. £299,000

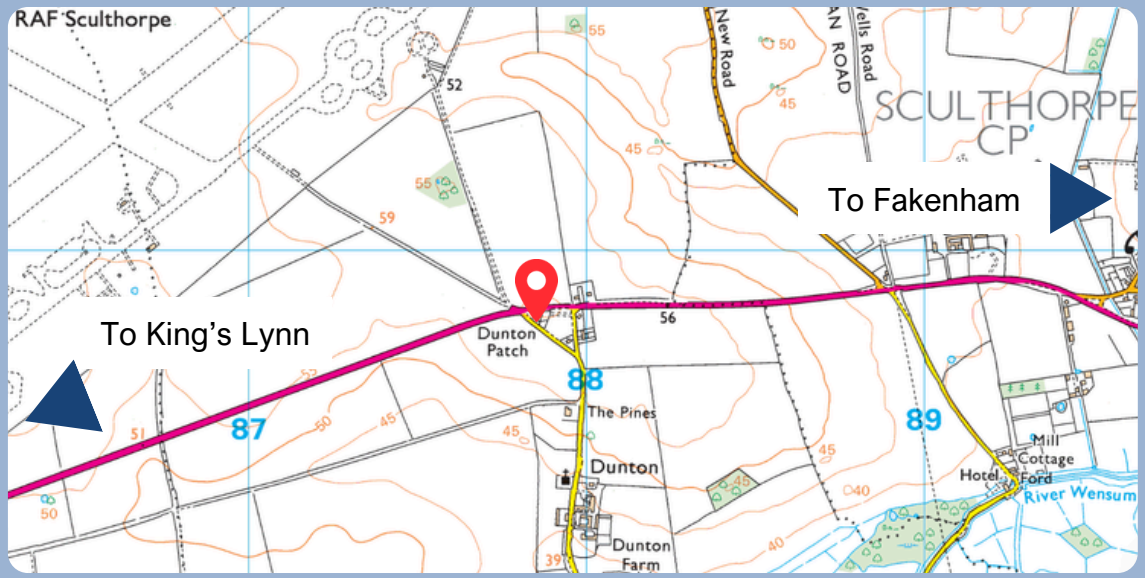
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A great opportunity to acquire a five bedroom semi detached house in rural Norfolk



Location & Situation

The property is located on Dunton Patch, near Sculthorpe, just off the A148 King's Lynn to Fakenham Road



Dunton Patch is a small enclave of cottages built in 1928 on the edge of the small rural hamlet of Dunton in the North Norfolk district.

The market town of Fakenham is approximately 3 miles to the east and the principal market town of King's Lynn is approximately 19 miles to the west, both of which offer multiple amenities. The North Norfolk Coast is 9 miles to the north, offering expansive beaches, at Wells-next-the-Sea, Holkham and the Burnhams.

King's Lynn benefits from a direct train line to London King's Cross (1 hour 45 minutes or thereabouts).

From the town of Fakenham, head west along the A148 Creake Road towards King's Lynn for approximately 2 miles. At the roundabout, take the first exit and continue on the A148. Turn left onto The Patch and continue for 100 yards. No. 35 being the last property on the left.

Postcode
NR21 7PF

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Description

Previously two cottages 27 Dunton Patch has retained both staircases offering spacious, flexible living accommodation. With three reception rooms and five bedrooms. Currently vacant it has been rented out for a number of years and benefits from oil central heating and majority uPVC double glazing.

Situated on a large plot of approximately 0.24 acres (subject to measured survey), with mature hedging surrounding, the property is accessed at the rear with a driveway directly from Dunton Patch. There is a gravel area providing off-road parking for multiple vehicles, together with lawned gardens to both the front and rear. The property also benefits from a brick outbuilding.

Accommodation at the property briefly comprises of: entrance porch, kitchen, dining room, snug, living room, secondary entrance hall and cloakroom all to the ground floor. Four double bedrooms, a family bathroom and fifth single bedroom to the first floor.







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Accommodation Details

GROUND FLOOR

Entrance Porch
uPVC double glazed entrance door with obscured glass panel. Wooden framed single glazed windows to both side and rear aspect. Terracotta tiled floor. Solid wooden entrance door with obscured single glazed panels leading to kitchen.

Kitchen (3.87m x 2.71m 12'8" x 8'11")
Windows to both the side and front aspects. Terracotta tiled floor. Range of matching wall and base units with black granite worktop over and matching upstands. Space for fridge freezer, space and point for electric cooker with black glass splashback and extractor hood with light. Inset stainless steel sink and drainer unit with hot and cold mixer tap . Space and plumbing for washing machine. Door to dining room.

Dining Room (4.18m max x 3.13m 13'8" max x 10'3")
Window to the rear aspect, wood effect laminate flooring, radiator, smoke alarm and heating control. Stairs to first floor and understairs storage cupboard. Sliding doors to snug and door to living room.

Snug (4.18m x 2.97m 13'8" 9'9)
Window to the front aspect, and radiator. Open fire set in brick fireplace with tiled hearth.

Living Room (5.10m x 4.07m 16'9" x 13'4")
Window to the front aspect, and radiator. Woodburner set in fireplace with wooden mantle and tiled hearth. Understairs storage cupboard. Door to entrance hall.

Entrance Hall
Solid wooden entrance door with double glazed panel, terracotta tiled floor, stairs to first floor and door to cloakroom.

Cloakroom
Obscured window to the rear aspect, terracotta tiled floor, W.C., wash-hand basin with hot and cold mixer tap . Wall mounted oil fired boiler and heating controls.





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FIRST FLOOR

Landing
Access to loft, smoke alarm, and cupboard. Doors to bathroom and bedrooms, one, three and five.

Bathroom
Window to the side aspect, tiled effect vinyl flooring, part tiled walls. Radiator. Three piece white bathroom suite comprising of W.C., pedestal wash-hand basin with hot and cold taps over. Bath with hot and cold taps, with shower attachment and glass folding shower screen.

Bedroom One (3.85m [max.[x 3.02m 12'8" [max.] x 9'11")
Window to the front aspect, and radiator. Storage cupboard containing hot water tank, shelving and heating controls. Storage cupboard with hanging rail and shelving.

Bedroom Five (2.80m x 1.89m 9'2" x 6'2")
Window to the front aspect, and radiator. Storage cupboard containing hot water tank, shelving and heating controls. Storage cupboard with hanging rail and shelving.

Bedroom Three (3.17m x 3.15m 10'5" x 10'4")
Window to the rear aspect, and radiator. Door to bedroom four, and storage nook over stairwell.

Second Landing
Doors to bedrooms two and four.

Bedroom Two (4.16m x 3.02m 13'8" x 9'11")
Window to the front aspect, radiator and decorative fireplace.

Bedroom Four (3.15m x 3.10m 10'4" x 10'2")
Window to the rear aspect, and radiator. Door to bedroom three, and storage nook over stairway.

OUTSIDE

Front
Mature hedging to each road side boundary with timber fence between neighbouring property. Hard-standing area for shed. Mainly laid to lawn with some mature shrubs and trees; timber fence with gate leading to the rear.

Rear Parking Area
Accessed from The Patch, an extensive gravel area providing off-road parking, also having access to private septic tank. Mature hedging to road side and rear boundary; with internal timber fence surround. Access to:

Rear Garden
Paved path leading to rear entry door, further gravel area and brick store. Further lawned area with mature trees and shrubs.



Services

The property benefits from mains electricity, oil fired central heating and private water from shared borehole; together with private drainage into a shared septic tank. **The services are subject to Special Terms of Sale - interested parties should contact the Vendor's Agent for further details.**

Access

Access is subject to Special Terms of Sale - **interested parties should contact the Vendor's Agent for further details.**

Tenure

The property will be sold Freehold with vacant possession being provided upon completion.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. 01485 535600. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Boundaries, Plans, Areas, Schedules and Disputes

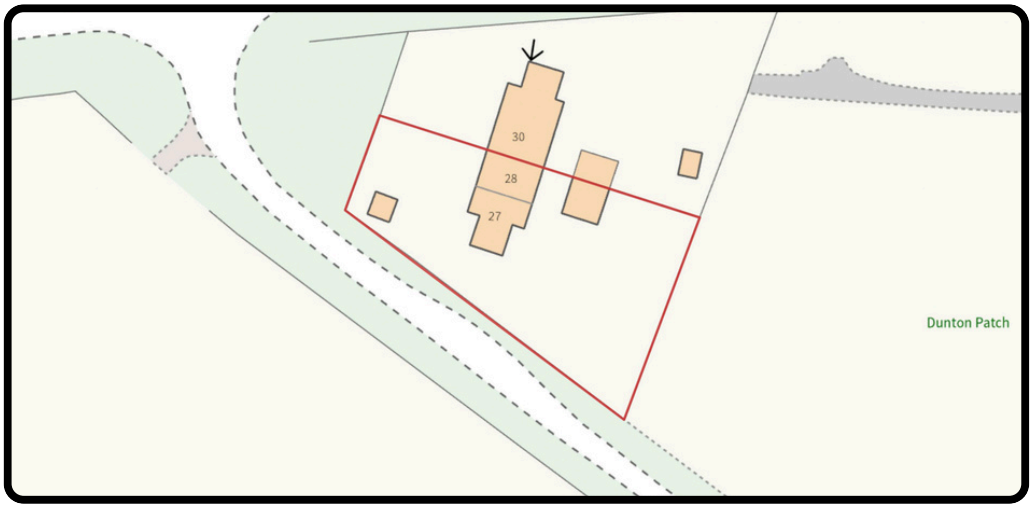
The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Site Plan

Not to Scale

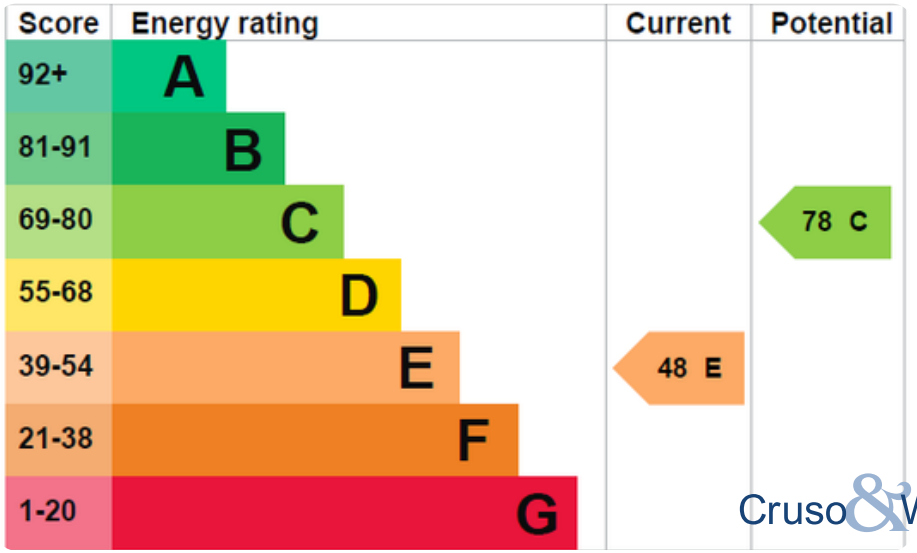


Council Tax

The Council Tax Band for this property is C. The Council Tax payable for 2026 to 2027 is £2103.84

Energy Performance Certificate

27 Dunton Patch, Dunton. EPC E. Expires July 2036



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Sole Agents:
Cruso & Wilkin, The Estate Office, 2 Northgate, Hunstanton, Norfolk, PE36 6BA

Tel: 01485 535600

Solicitors:
Fraser Dawbarns, 21 Tuesday Market Place, King's Lynn, Norfolk PE30 1JW
Tel: 01553 666600
Daniel Ball: DanielBall@fraserdawbarns.com

Local Authority:
North Norfolk District Council, Council Offices, Holt Road Cromer, Norfolk NR27 9EN. Telephone: 01263 513811

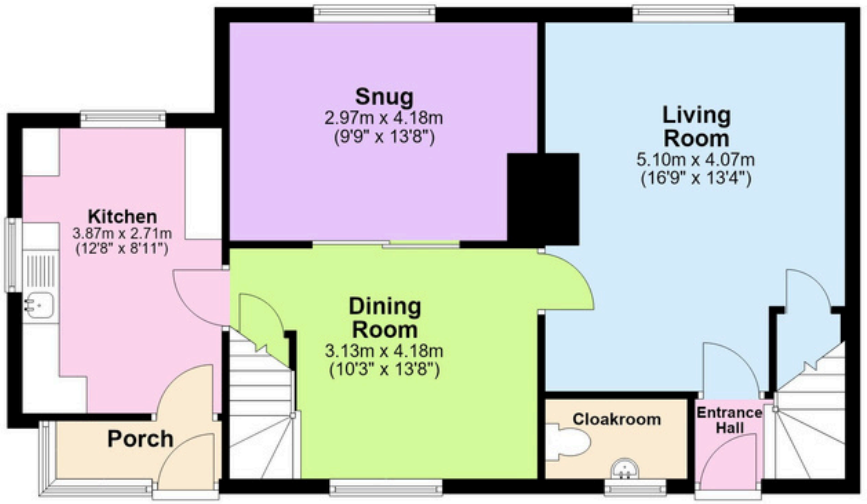
Money Laundering Regulations:
Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.

Floorplan

Not to Scale

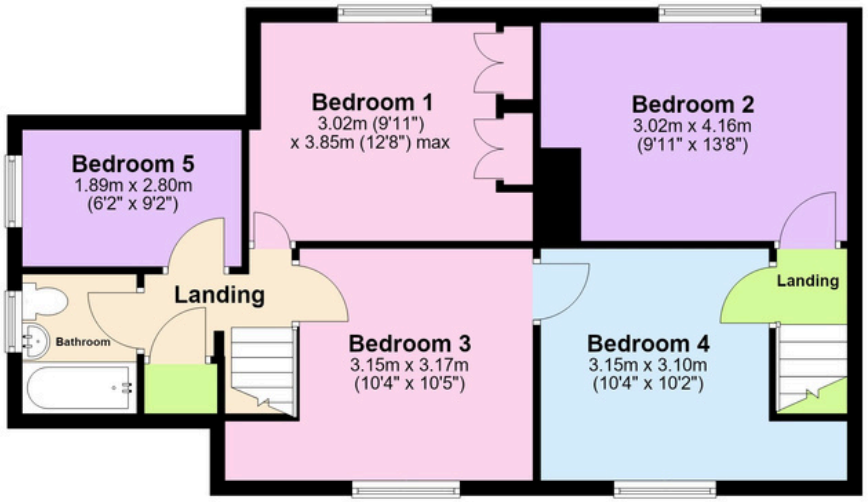
Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



Total area: approx. 128.0 sq. metres (1378.2 sq. feet)

Nicola Lee

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Particulars prepared October 2026. Photographs taken September 2026.

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