



**2 Rose Walk,
WICKEN GREEN VILLAGE.
Sculthorpe. Fakenham**
NR21 7QG.

£240,000
Freehold

A spacious, semi-detached Bungalow with oil fired central heating (from a new boiler and double glazing throughout).

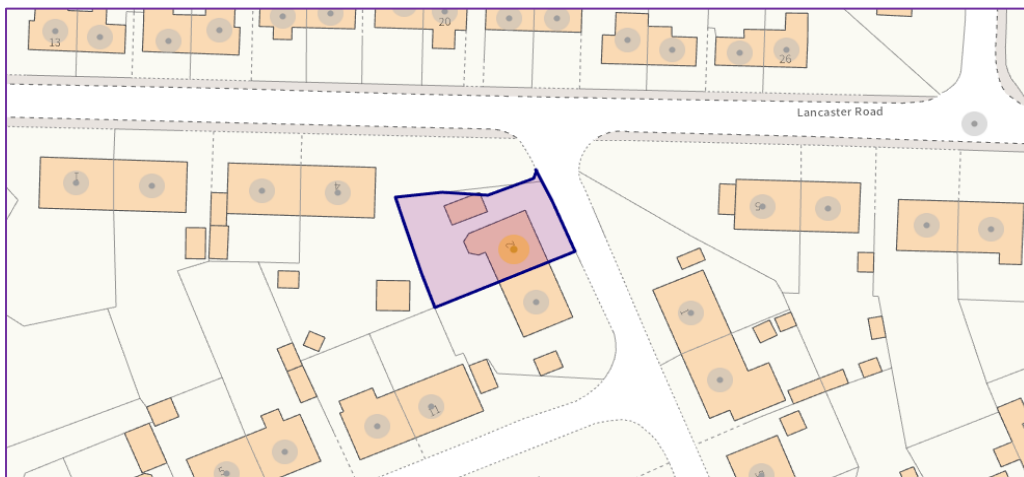
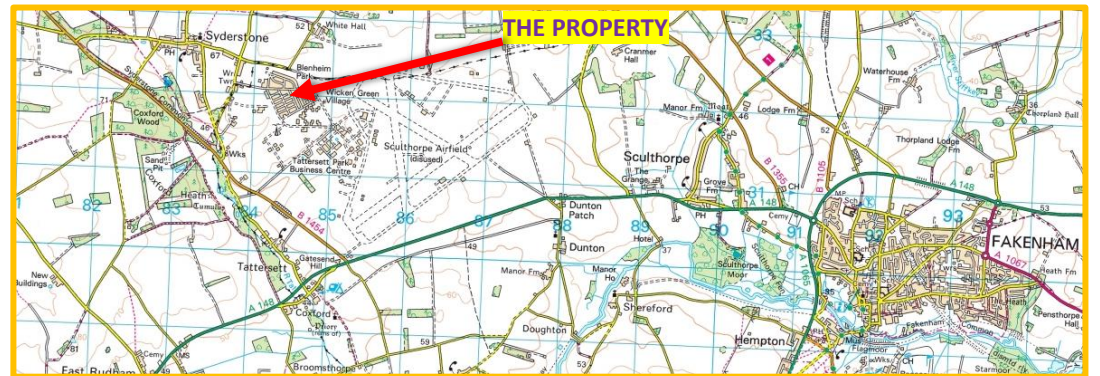
This lovely property includes a 17ft Sitting room, a modern Kitchen, 2/3 Double Bedrooms, Bathroom, Garage, off streetcar Parking Space for 2 cars, and a large well enclosed Grden within a substantial corner plot.

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 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 convenient, 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 from outside to;

Entrance Porch: Full glazed door to;

Sitting room: 17'0" x 15'6", (5.18m x 4.72m) + bay. A bright and spacious room comprising a wide bay window to the front with double glazing. TV point and telephone point. Doors to inner hall, dining room/bedroom 3 and;

Kitchen: 11'4" x 8'5", (3.45m x 2.57m). A modern Kitchen 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. Built in fridge/freezer. Integral "Lamona" 4 ring gas hob. Matching range of wall mounted cupboard units. Half double-glazed door to outside.

Inner Hall: Built-in double cupboard.

Bedroom 1: 15'9" x 10'9", (4.80m x 3.28m). A double-glazed window.

Bedroom 2: 8'9" x 4'6", (2.67m x 1.37m). Double-glazed window.

Dining room/Bedroom 3: 11'8" x 11'0", (3.7m x 3.3m). A light room with double glazed doors to the conservatory.

Conservatory: 13'3" x 9'4"

Fully tiled Bathroom: A corner bath with a 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 for 2 cars, and a detached garage**, with retractable door and personal door.

The property stands in a private corner plot with a substantial rear garden with lawn, a small patio area and Greenhouse.

New outdoor oil fired central heating boiler.

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.

