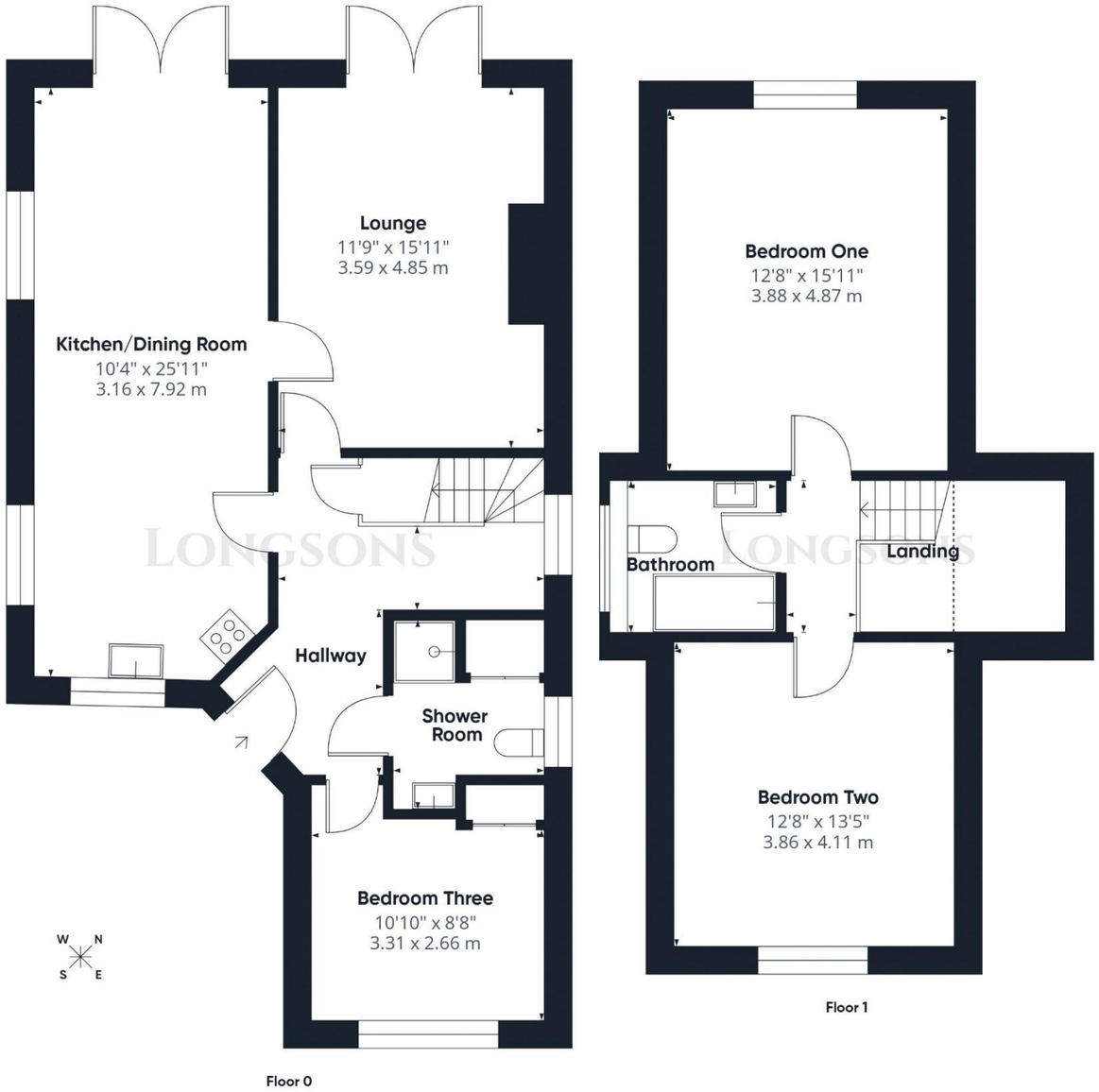


LONGSONS



Moor Lane, Sculthorpe, Fakenham, NR21 9PX

Views to the Rear! Individual, very well presented, detached three bedroom house situated in Sculthorpe with fabulous far reaching countryside views to the rear. This superb property offers a shower room and a bathroom, kitchen/dining room, parking, gardens, solar panels and UPVC double glazing.

Offers in excess of £400,000 Freehold

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Views to the rear! Situated in the popular Norfolk village of Sculthorpe with fabulous far reaching countryside views to the rear, Longsons are delighted to bring to the market this fantastic, individual, very well presented detached three bedroom home. This superb property offers kitchen/dining room, shower room and a bathroom, parking, gardens, solar panels helping with those utility bills and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, three bedrooms (third bedroom on ground floor), bathroom, ground floor shower room, gardens, parking, solar panels, UPVC double glazing and oil fired central heating.

SCULTHORPE
The village is located in unspoilt rural North Norfolk approximately ten miles from the beautiful heritage coast and the sandy beach of Holkham, which is designated an Area of Outstanding Natural Beauty. The village is close to Fakenham, which offers museums, escape rooms, and leisure activities.The area also offers a wealth of historic houses, including Houghton Hall, Sandringham Hall and Holkham Hall. The coastline offers sailing at Brancaster Staithe, Burnham Overy Staithe, Morston and Blakeney, bird watching at a number of reserves in the area including Cley, Titchwell and Scolt Head, and seal trips at Morston and Blakeney.

Entrance Hall
UPVC double glazed entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

Lounge
15'11" (4.85m) x 11'9" (3.58m)
Feature fireplace, UPVC double glazed French doors opening to rear garden, two radiators.

Kitchen/Dining Room
25'11" (7.9m) x 10'4" (3.15m)
Fitted units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double oven, intergrated induction hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, UPVC double glazed French doors open to rear garden, UPVC double glazed window to side, tiles to floor, radiator.

Bedroom Three (ground floor)
Built-in storage cupboard, UPVC double glazed window to front, radiator.

Ground Floor Shower Room
Shower cubicle, built-in cupboard housing oil fired central heating boiler, hand wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side, tiles to floor, extractor fan.

Stairs and Landing
Obscure glass double glazed Velux roof window, loft access. Loft is professionally and fully boarded out.

Bedroom One
15'11" (4.85m) x 12'8" (3.86m)
UPVC double glazed window to rear enjoying far reaching countryside views, eaves storage to both sides, radiator.

Bedroom Two
13'5" (4.09m) x 12'8" (3.86m)
UPVC double glazed window to front, eaves storage to both side, radiator.

Bathroom
Suite comprising bath with shower over and shower screen, hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front, tiled splashback, tiles to floor, extractor fan.

Outside Front
Low maintenance front garden laid to shingle providing off-road parking, covered parking bay, wooden five bar gates providing access to property, outside lights, gated access either side to rear garden, external electric power socket, outside tap, hedge and wooden fence to perimeter.

Rear Garden
Well presented rear garden backing onto open countryside enjoying fabulous far reaching views, paved patio seating area, wooden garden shed, shrubs and plants to borders, outside lights, wooden fence to perimeter, gated access to front.

Agent`s Note
EPC rating C71 (Full copy available on request) Please Note EPC carried out prior to solar panels being added.
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Detached House
- Far Reaching Countryside Views
- Solar Panels
- Energy Efficiency Rating C71
- Gardens and Parking
- Oil Fired Central Heating and UPVC Double Glazing









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