



INTRODUCING

1 Wellington Crescent

Sculthorpe, Norfolk

SOWERBYS



THE STORY OF

1 Wellington Crescent

Sculthorpe, Norfolk
NR21 7PU

Attractive Rural Views
Across Open Countryside

Three Bedrooms and
Family Bathroom

Underfloor Heating
Throughout the Ground Floor

Energy-Efficient Modern
Living with Solar Panels
and Air Source Heat Pump

UPVC Double Glazing

Garage and Generous
Off-Road Parking

Enclosed Side and
Rear Gardens

Within Easy Reach of
King's Lynn and the
North Norfolk Coast

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Situated within the popular Blenheim Park development, this immaculately presented modern semi-detached home enjoys attractive rural views across open countryside to the front, while offering well-balanced and energy-efficient accommodation suited to modern family living.

The accommodation is both bright and versatile, comprising an entrance hall, sitting room, dining room, conservatory, well-appointed kitchen and cloakroom to the ground floor. Upstairs, the first-floor landing leads to three bedrooms and a family bathroom. Thoughtfully improved for contemporary comfort, the property further benefits from underfloor heating throughout the ground floor, uPVC double glazing, solar panels and an air source heat pump providing heating and hot water.

Outside, the property enjoys generous off-road parking, a garage, and enclosed gardens to the side and rear, offering ideal spaces for both entertaining and everyday enjoyment.

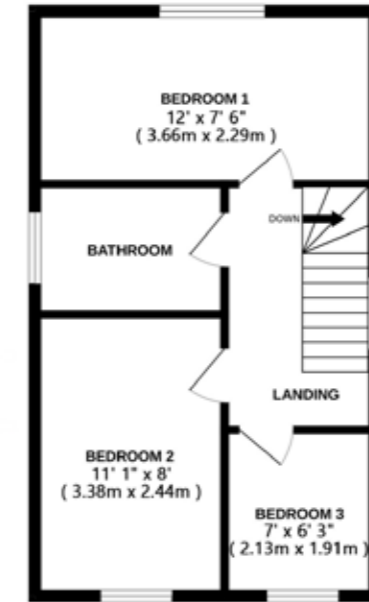
The location is particularly convenient for families, with Blenheim Park Academy close by and Fakenham Academy also within easy reach. Everyday amenities including a supermarket, doctor's surgery, pharmacy and post office are all readily accessible, while the wider facilities of King's Lynn can be reached in approximately 35 minutes by car.

For those drawn to the Norfolk lifestyle, the stunning North Norfolk coastline lies within easy reach, offering beautiful beaches, coastal walks and an Area of Outstanding Natural Beauty to enjoy throughout the year.

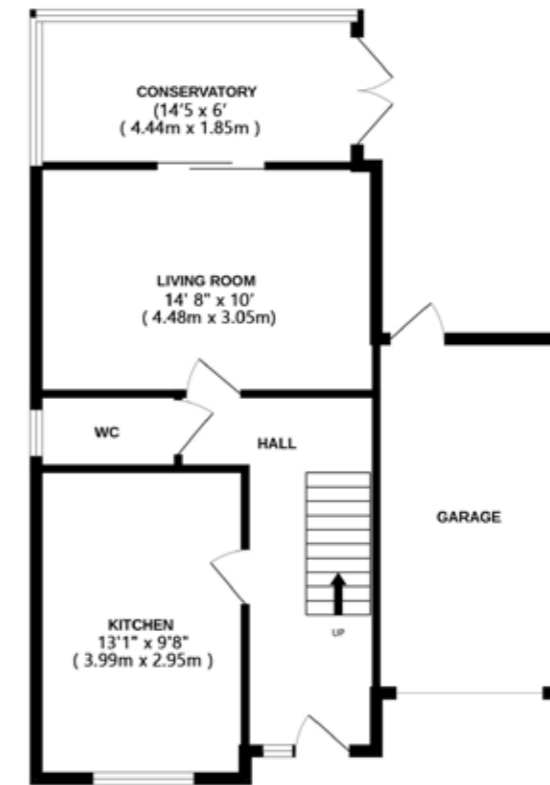


Energy-efficient living in
a well-connected
Norfolk setting.





1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1 WELLINGTON CRESENT, SCULTHORPE, NORFOLK NR21 7PU

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Sculthorpe

WELL CONNECTED
COUNTRYSIDE VILLAGE

A scattered village surrounded by attractive Norfolk countryside, Sculthorpe is home to two well-regarded pubs: The Aviator, positioned on one side of the A148, and the popular Sculthorpe Mill on the other, offering excellent dining and riverside surroundings.

Ideally placed for access to the North Norfolk Coast, the village is perfectly situated for enjoying the area's renowned beaches, golf courses and coastal villages. Nature lovers are also drawn to nearby Sculthorpe Moor Nature Reserve, managed by the Hawk and Owl Trust, which provides beautiful walks and opportunities to experience a rich variety of local wildlife and wetland habitats.

The village lies just moments from the bustling market town of Fakenham, which offers a wide range of everyday amenities including supermarkets, independent shops, cafés, schooling and leisure facilities, alongside its popular Thursday market.

Combining market town convenience with easy access to the coast, Fakenham remains one of North Norfolk's most practical and well-connected locations. Positioned between King's Lynn and Norwich, and within easy reach of Holt and Swaffham, it is well suited for both commuting and lifestyle buyers alike.

Beyond day-to-day amenities, the area offers an excellent selection of leisure attractions, including the independent Central Cinema, Pensthorpe Natural Park, Fakenham Racecourse and Fakenham Golf Club. Nearby Thursford is internationally renowned for its spectacular Christmas show, alongside its remarkable collection of steam engines and organs.



Note from Sowerbys



“A practical family home with a peaceful rural outlook.”



SERVICES CONNECTED

Mains water, electricity and drainage. Central heating to be confirmed.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:- 0660-3837-7272-9001-3745.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tacky.carriage.mandolin

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

