37 The Patch, Dunton, Fakenham NR21 7PF



Cruso & Wilkin

37 Dunton Patch
Dunton
Fakenham
NR21 7PF

O.I.R.O. £250,000

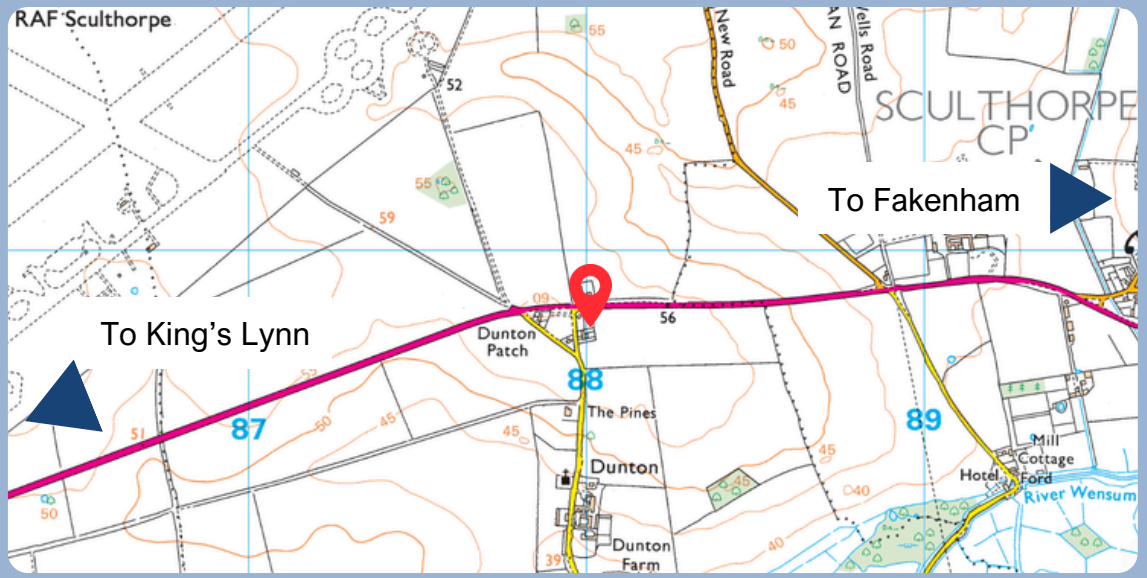
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A great opportunity to acquire a three bedroom end-terrace house in rural Norfolk



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.37 being located on the left hand side

Postcode
NR21 7PF

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Description

The property at Dunton Patch is a three bedroom end terrace house of traditional red brick construction under a pantile roof. The single storey extension to the side provides additional accommodation to include a living room and garage.

The property has previously been let and is well maintained both internally and externally. Accommodation at the property briefly comprises of: entrance hall, living room, dining room, kitchen, rear entrance lobby and family bathroom all to the ground floor. The staircase off the entrance hall provides access to the first floor and three bedrooms.

The property is nicely positioned, set back from the road with gravel driveway leading to attached garage and front garden.

To the rear is a garden area which is fully enclosed and mainly laid to lawn. The property is surrounded by arable farmland offering traditional countryside views.







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Accommodation Details

GROUND FLOOR

Entrance Hall
Double glazed front door with obscured glass panels. Stairs to first floor and doors to living room and dining room.

Living Room (4.72m x 3.61m 15'6" x 11'10")
Windows to both the front and rear aspects. Wall mounted electric panel heater.

Dining Room (4.40m x 3.84m 14'5" x 12'7")
Window to the front aspect, open fire with brick surround, mantel and stone hearth. Understairs storage cupboard. Door into kitchen.

Kitchen (3.76m x 2.42m 12'4" x 7'11")
Window to the rear aspect, vinyl flooring and electric panel heater. Range of matching wall and base units with wood effect worktop over and matching upstand. Space for fridge freezer, space and plumbing for washing machine, space for electric oven, stainless steel hob splashback and extractor hood over. Stainless steel sink and drainer unit with hot and cold mixer tap. Door to rear lobby.

Rear Lobby
Rear door with obscured glass panels, and vinyl flooring. Doors to kitchen and bathroom.

Bathroom (2.67m x 1.79m 8'9" x 5'10")
Obscured window to the side aspect and vinyl flooring. Three piece white bathroom suite comprising of: W.C., wash-hand basin with hot and cold taps, bath with hot and cold mixer taps together with shower attachment. Part tiled walls, electric fan heater and extractor fan.

FIRST FLOOR

Stairs & Landing
Window to the side aspect, access to loft, smoke alarm and doors to all bedrooms

Bedroom One (4.55m x 3.00m 14'11" x 9'10")
Window to the front aspect, electric panel heater, storage cupboard with hanging rail and shelf. Airing cupboard containing hot water tank. Radiator connected to hot water tank.

Bedroom Two (3.31m x 2.79m 10'10" x 9'2")
Window to the rear aspect and electric panel heater.

Bedroom Three (2.38m x 2.75m 9' x 7'10")
Window to the rear aspect and electric panel heater.

OUTSIDE

Front
Hedge along boundary to front and sides. Gravel driveway providing offroad parking and leading to garage. Lawned area and gated pedestrian access to side and rear of property.

Garage (4.72m x 2.19m 15'6" x 7'2")
Up and over garage door and personnel door to rear.

Rear
Patio area enclosed by brick wall and metal fencing to boundary. Rear garden mainly laid to lawn with combination of mature hedging and fencing to side boundaries and low level timber fence to rear boundary overlooking farmland.

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

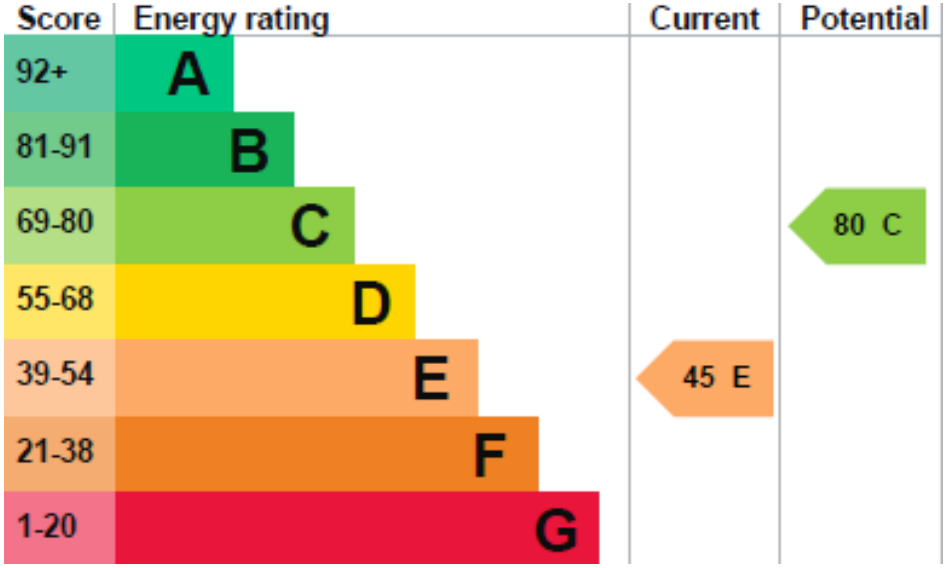


Council Tax

The Council Tax Band for this property is B. The Council Tax payable for 2026 to 2027 is £1,840.86

Energy Performance Certificate

37 Dunton Patch, Dunton. EPC E. Expires April 2029



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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



Cruso & Wilkin

What we **Provide**



Agricultural Services



Rural & Property Services



Land & Estate Management



Trusted Local Experts

Nicola Lee

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Particulars prepared October 2026. Photographs taken September 2026.

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