



## 6 Rose Walk, WICKEN GREEN VILLAGE. Sculthorpe. Fakenham

NR21 7QG.

Offers sought in the region of  
**£170,000**

Freehold

Spacious, semi-detached Bungalow with oil fired central heating, (provided by a new boiler) and double-glazed accommodation. The property includes a 27ft Sitting/Dining room, Fitted Kitchen, 2 Double Bedrooms, Shower room, double car parking space, and a well enclosed, easily maintained Garden.

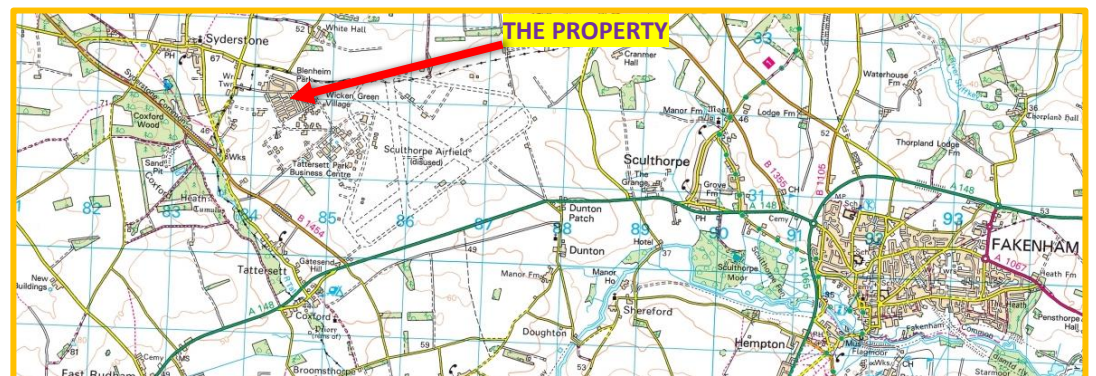
Situated in an established, cul-de-sac development, within easy walking distance of open farmland.

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, just after the turning to Bramble Close, 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 direct rail link to London (Kings Cross) is 15 miles distant.

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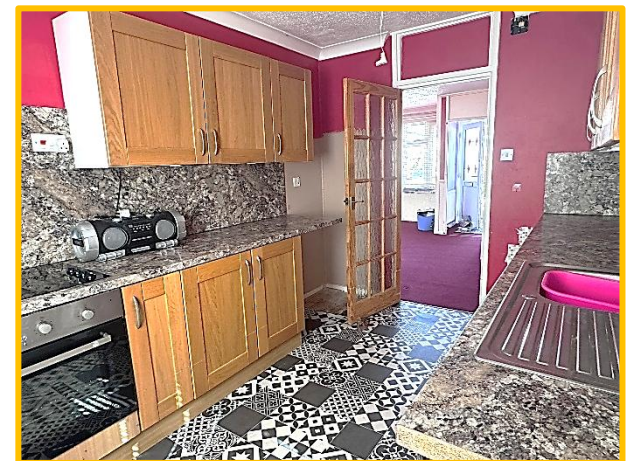
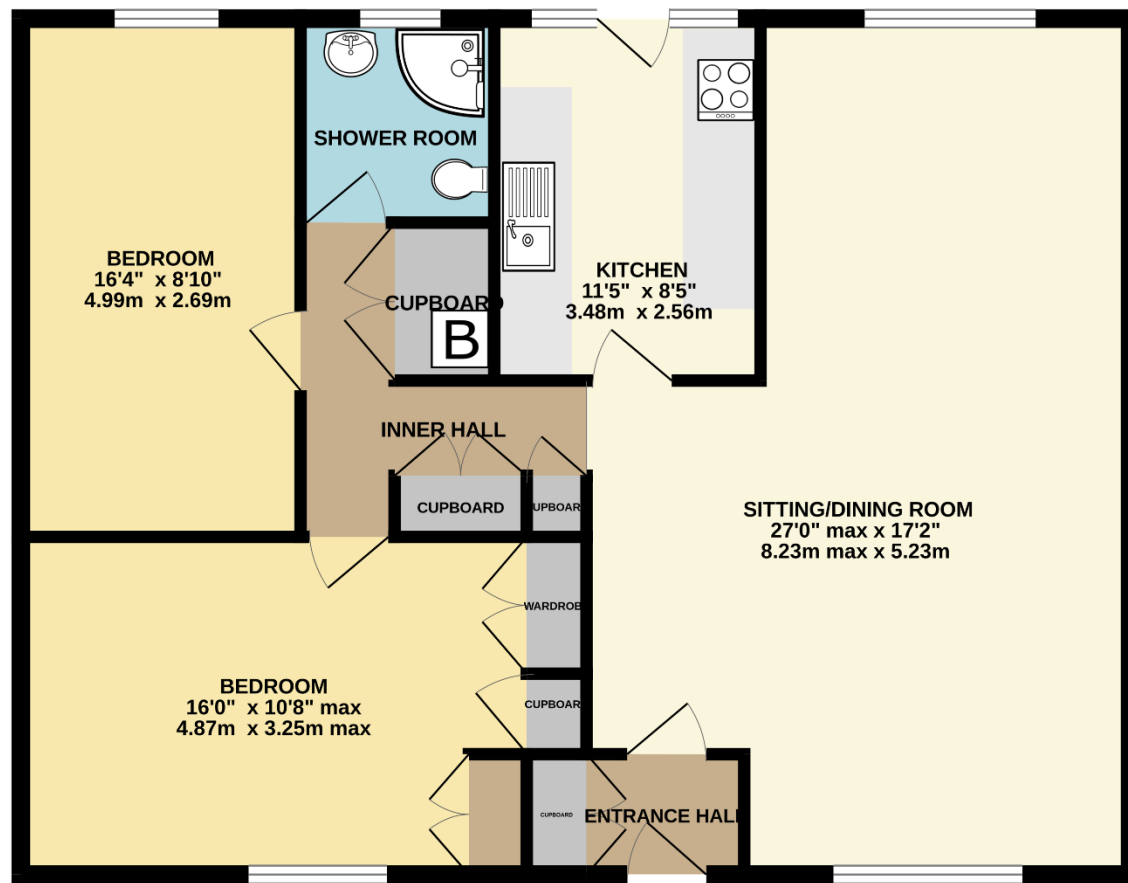


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double glazed front door to;

**Entrance Hall:**

Built-in double coats cupboard.

**Sitting room: 27'0" x 17'2", (8.2m x 5.2m) max.**

A double aspect room with Venetian blind to front and vertical blind to rear facing windows. Dado rail. Glazed door to;

**Kitchen: 11'5" x 8'5", (3.5m x 2.6m).**

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. Integral "Russell Hobbs" 4 ring electric hob unit, with electric oven under. Matching range of wall mounted cupboard units. Venetian blinds. Half double glazed door to outside.

**Inner Hall:**

Built-in double and single shelved cupboards. Further built-in airing cupboard with double louvered doors, oil fired central heating boiler, (new in 2024), and slatted shelving.

**Bedroom 1: 16'0" x 10'8", (4.9m x 3.3m).**

Range of fitted wardrobe cupboards.

**Bedroom 2: 16'4" x 8'10", (5.0m x 2.7m).**

Centre and wall light. Vertical window blind. Hatch to roof space.

**Fully tiled Shower room:**

Shower cubicle. Hand basin with mixer tap, and cupboards under. Low level WC. Extractor fan. Shaver point. Roller blind.

**Outside:**

To the front of the property is an easily maintained, mainly gravelled garden area with shrubs, and a concrete path leading to the front door.

To the side is a gravelled drive, providing **off street parking for 2 vehicles.**

The rear garden is very well fenced and is easily maintained with paved patio areas, flower and shrub beds.

**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.

