





Wellington Crescent, Sculthorpe Fakenham NR21 7PU

william h brown

welcome to

Wellington Crescent, Sculthorpe Fakenham

Stylish and well-presented 3-bedroom home in sought-after Wicken Green Village. Enjoy open field views, a spacious kitchen/diner, conservatory, garage, ample parking and energy-efficient living with solar panels and an air source heat pump.













Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Electric heating via Air Source Heat Pump

Accommodation
Entrance Hall
Tiled flooring. Underfloor heating. Upvc door.

Lounge
Wood flooring. Oak doors internally. Fireplace with surround mantlepiece. Double-glazed sliding glass doors to conservatory.

Kitchen
Tiled flooring with underfloor heating. Fitted with modern wall and base units, electric hob and oven with built in extractor fan, stainless-steel sink drainer and a built-in dishwasher. Space for large fridge/freezer and washing machine. Double-glazed window to the front.

Conservatory
Wood flooring. Upvc surrounding windows with a door to the garden.

First Floor
Bedroom One
Carpeted flooring. Double-glazed window to the rear. Radiator.

Bedroom Two
Carpeted flooring. Double-glazed window to the front. Radiator.

Bedroom Three
Carpeted flooring. Double-glazed window to the front. Radiator.

Bathroom
Fully tiled walls and flooring. Fitted with WC, wash hand basin, shower over bath with a glass shower screen and a chrome towel rail.

Outside
Front Garden
Parking for 2-3 cars. Access to garage and side gate to the rear garden.

Rear Garden
Low maintenance, laid to patio and slate. Access to the side and garage.

Special Features
Oak internal doors.
Chrome switches and sockets.
Solar panels.
ASHP.
Field views.

welcome to

Wellington Crescent, Sculthorpe
Fakenham

- Guide price 240,000 - 250,000
- Three Bedroom House
- Spacious kitchen/diner
- Bright conservatory
- Garage and ample off-road parking

Tenure: Freehold EPC Rating: B
Council Tax Band: A

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108831

The Property Ombudsman

Property Ref:
FKM108831 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01328 864922

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.