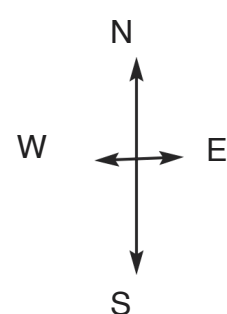
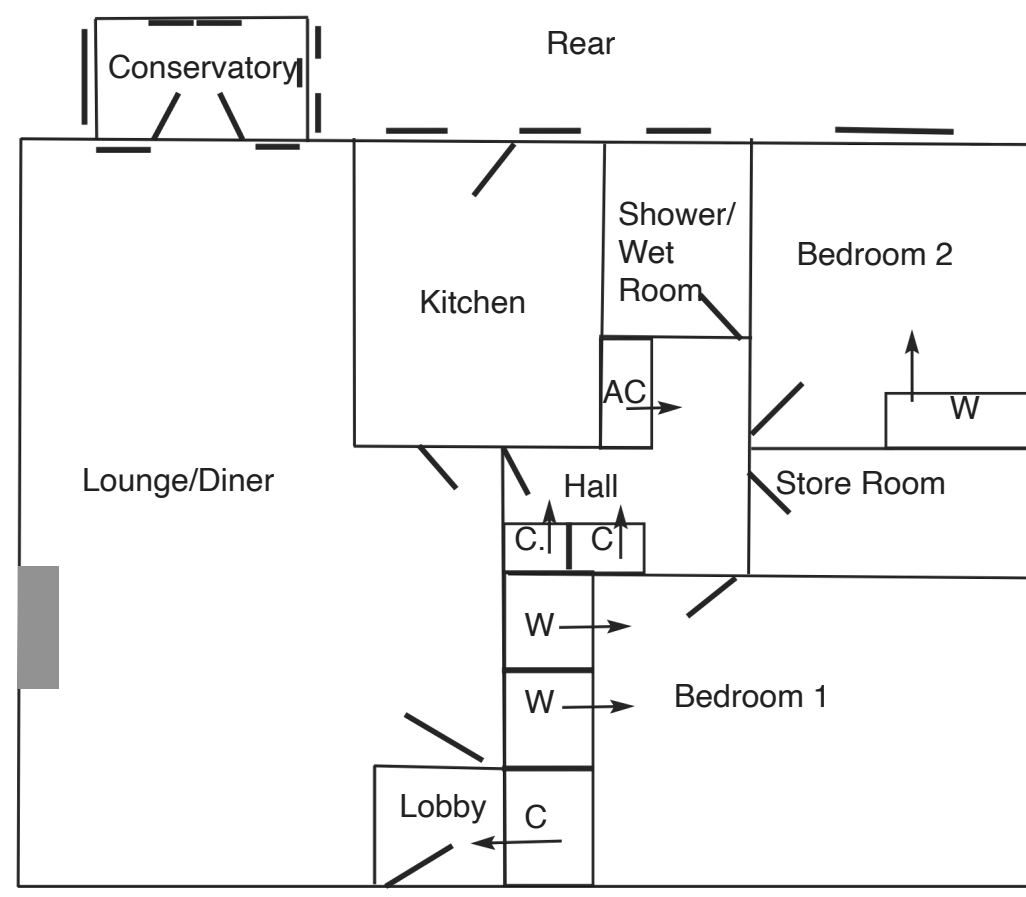


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

email: jill@birdsestateagents.co.uk



tel: 01485 534560

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ESTABLISHED 36 YEARS



62 Westgate
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PE36 5EL

9 BRAMBLE CLOSE
WICKEN GREEN VILLAGE
FAKENHAM NR21 7QY

Guide Price: £189,000

freehold
vacant possession upon completion



A spacious semi-detached bungalow located in the popular Wicken Green Village estate on the old Sculthorpe air base.

ENTRANCE LOBBY • LOUNGE/DINER • CONSERVATORY • KITCHEN • HALL •
TWO BEDROOMS • SHOWER/WET ROOM • STORE ROOM •
OUTSIDE: FRONT GARDEN, DRIVEWAY, REAR ENCLOSED GARDEN.

SERVICES: Mains electric, water & drainage.

COUNCIL TAX BAND: 'A'

• OIL FIRED CENTRAL HEATING • DOUBLE GLAZING •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Wicken Green Village is located on the old Sculthorpe air base 5 miles west of Fakenham, there is a local primary school, community centre and pub. The North Norfolk coast is approximately 8 miles with many local amenities close-by.

9 Bramble Close is a spacious semi-detached bungalow built on a private estate of similar properties, it has oil-fired central heating, double-glazed windows and a spacious interior, smart loft insulation has been installed in 2021 with a 10 year warranty, it is presented in good order throughout and comprises:

ENTRANCE LOBBY: ,7' 1" x 3' 8" (2.15m x 1.12m) Door with obscured glass to front aspect, radiator, built in storage cupboard.

LOUNGE/DINER: 27' 5" x 17' 2" (8.35m x 5.23m) Double glazed window to front aspect, double doors to rear aspect, TV and telephone points, fireplace with flame effect electric fire, radiators, serving hatch to kitchen,

CONSERVATORY:16' x 6' (4.88m x 1.83m) double glazed with patio doors to garden.

KITCHEN: 11' 3" x 8' 6" (3.42m x 2.59m) Double glazed window, door to rear garden, a range of white wall and base units, stainless steel sink and drainer with hot and cold mixer tap, tiled splashbacks, space for electric cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

HALLWAY:

Built in storage cupboard, airing cupboard containing the oil-fired boiler.

BEDROOM 1: 15' 10" x 10' 10" (4.82m x 3.30m) Double glazed window to front aspect, built in wardrobes, radiator

BEDROOM 2: 11' 3" x 9' 1" (3.42m x 2.78m) Double glazed window to rear aspect, built in wardrobe, radiator.

SHOWER/WET ROOM: 8' 3" x 5' 3" (2.52m x 1.60m) Double glazed obscured glass window to rear aspect, non slip vinyl flooring mainly tiled walls, wc, hand basin with hot and cold mixer tap, wall mounted electric power shower with hand rails.

STORE ROOM:9' 1" x 5' 3" (2.78m x 1.60m) With loft access.

OUTSIDE

concrete driveway to the side with access to rear garden, path to front door, lawned front garden with flower beds, rear garden with decking, ground cover with borders of fruit trees and bushes, enclosed lawn with shrubs, and flower beds. Shed.

NB: there is a management company that maintains the communal areas including grass cutting of verges, roads, street lights etc there is currently an annual charge of £215 pa.

