



1 Wellington Crescent, Sculthorpe

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Independent Estate Agents

Pointens





1 Wellington Crescent
Sculthopre, Norfolk NR21 7PU
Holt 10 miles, Fakenham 3 miles,
North Norfolk Heritage Coast 9 miles,

A well appointed 3 bedroom semi-detached house pleasantly situated in the heart of this much sought after North Norfolk village. Improved and extended in recent years the property also enjoys off street parking and large enclosed gardens.

GUIDE PRICE £265,000



The Property

The property offered for sale is an immaculately presented modern semi detached house, pleasantly situated in this sought after village. The property enjoys pleasant rural views to the front aspect over the adjoining open countryside. The accommodation comprises: an entrance hall, a dining room, sitting room, conservatory, a well fitted out kitchen and a cloakroom. The first floor landing leads to three bedrooms and a family bathroom. Other benefits include solar panels, uPVC sealed unit windows and doors throughout and an air source heat pump providing heating and hot water. The ground floor has underfloor heating. Outside there is ample off street parking, a garage and gardens to the side and rear.

Location

Situated in the popular Blenheim Park development nearby schools include, Blenheim Park academy (0.1miles) and Fakenham Academy Norfolk (4.7miles) rated as good in its latest Ofsted inspection. Within easy reach you have all the necessities such as supermarket, doctor's surgery, pharmacy and post office, Further afield, King's Lynn is approximately 36 minutes by car with its wide array of shopping and eateries. Less than 30minutes from the property you have the stunning Norfolk coast, an area of outstanding natural beauty, a wonderful day out for all the family to enjoy.

Directions

From Fakenham take the A148 to Kings Lynn. After about 5 miles turn right onto the B1454 to Docking and Hunstanton. Turn right after 1 1/4 miles on the Tattersett Road and bear right at the fork. Turn right onto Lancaster Road, take the second left onto Blenheim Road, then first left into Wellington Crescent.

ACCOMMODATION

The accommodation comprises:-

Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, stairs to the first floor landing, tiled flooring, understairs cupboard, underfloor heating.

Cloakroom

WC, wash hand vanity unit, underfloor heating. Tiled floor and walls.

Kitchen 13' 1" x 9' 8" (3.99m x 2.95m)

Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space for fridge-freezer, integrated dishwasher, space and plumbing for washing machine and cooker with induction hob and extractor fan above. Down lighters, marble flooring, underfloor heating and uPVC double glazed window to the front.

Living Room 14' 8" x 10' (4.48m x 3.05m)

uPVC double glazed patio doors opening into the sun room, downlighters, underfloor heating and feature fireplace.

Conservatory (14'5 x 6' (4.44m x 1.85m)

uPVC double glazed window to the rear and sides, uPVC double glazed door to the rear and laminate flooring.

First Floor Landing

Stairs from the entrance hall, loft access and uPVC double glazed window to the rear.

Bedroom One 12' x 7' 6" (3.66m x 2.29m)

uPVC double glazed window to the rear, radiator.

Bedroom Two 11' 1" x 8' (3.38m x 2.44m)

uPVC double glazed window to the front with field views, television point and radiator.

Bedroom Three 7' x 6' 3" (2.13m x 1.91m)

uPVC double glazed window to the front and radiator.

Bathroom

WC, wash hand vanity unit, bath with shower over and glass shower screen. Tiled walls, tiled flooring, heated towel rail and ceiling downlighters.

Curtilage

To the front of the property there is hard standing and gravel parking areas. This in turn leads to attached garage (15'7 x 8'3) with up/over door, electric power and light and personnel door. To the side of the property there is an eclosed yard and to the rear is a garden area also fully enclosed with wooden panel fencing.

General Information

Tenure: Freehold.

Council Tax Band: Band A.

Services: Mains water, drainage and electric are connected

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Energy Performance Certificate: Band B.

Ref No: H313427.

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

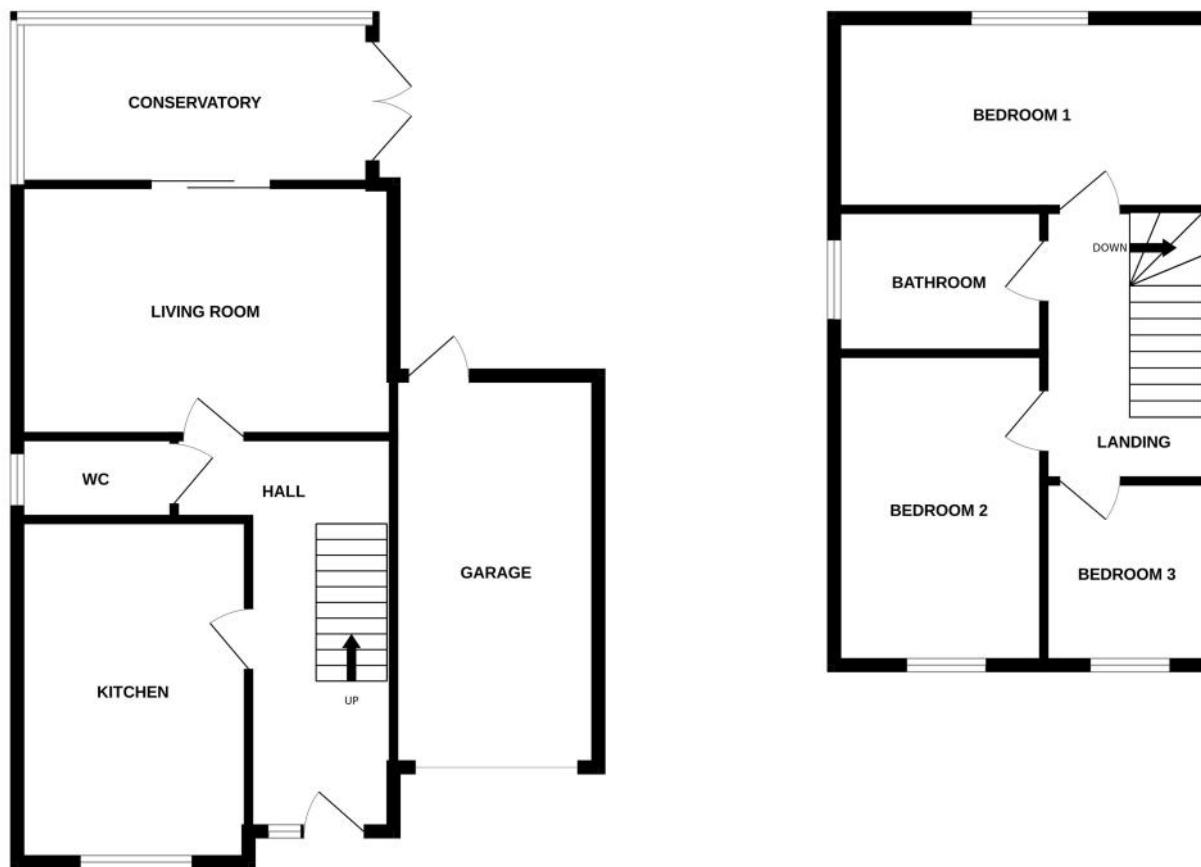
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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

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



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TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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