





Moor Lane, Sculthorpe Fakenham NR21 9PX

william h brown

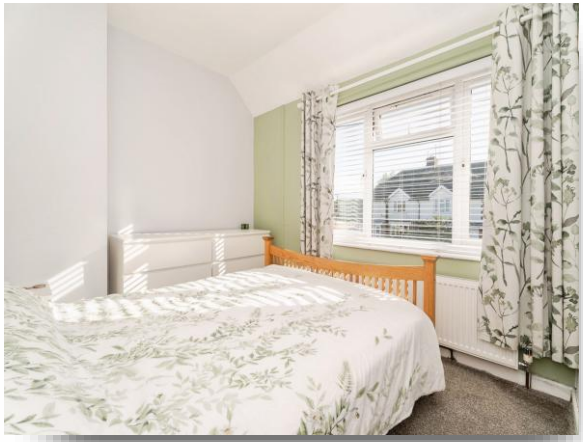
welcome to

Moor Lane, Sculthorpe Fakenham

A modernised and extended four-bedroom semi-detached home offering spacious family accommodation, ample off-road parking and an extensive rear garden. Featuring multiple reception rooms, a conservatory, en-suite to the principal bedroom and a sought-after layout ideal for modern family living.













Agents Note
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.

This property is subject to a Section 157 restriction. Prospective purchasers should seek independent legal advice and make enquiries regarding eligibility before proceeding.

Accommodation
Entrance Hall
Living Room
Wood burner, decorative alcoves, wood flooring, radiator, double glazed window to the front.

Dining Room
Laminate flooring, radiator, cupboard under the stairs housing the boiler, double glazed patio doors leading the the garden.

Inner Hall
Internal hallway providing another entrance and access to the kitchen and WC

Cloakroom
WC, sink, double glazed window

Kitchen
Spacious and stylish kitchen fitted with modern anthracite gloss wall and base units, complemented by integrated oven and electric hob. There is dedicated space for a dishwasher, washing machine and fridge/freezer, along with a central island incorporating an extractor canopy above, creating an ideal space for both cooking and entertaining. Finished with tiled flooring, the room enjoys a double-glazed rear window and direct access to the conservatory.

Conservatory
Tiled flooring, double glazed construction with double doors leading to the garden

Landing
Bedroom 1
Capret, radiator, double glazed window to the front

En-Suite
Mains fed shower within a cubicle, sink, WC, fully tiled walls and floor and radiator

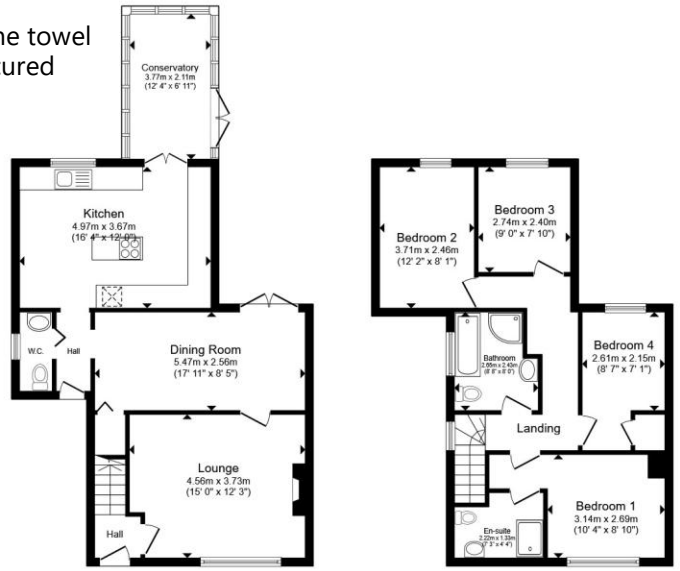
Bedroom 2
Carpet, radiator, double glazed window to rear

Bedroom 3
Carpet, radiator, double glazed window to rear

Bedroom 4
Currently used as an office space, carpet, radiator, airing cupboard, double glazed window to rear

Bathroom
Comprising shower, bath, WC, sink, chrome towel rail, vinyl flooring and double glazed obscured window.

Outside
The front of the property is approached via a generous shingle driveway, providing ample off-road parking for multiple vehicles. To the rear, the extensive garden offers a wonderful outdoor space, ideal for families, keen gardeners and those who enjoy entertaining. Features include two storage sheds, a pergola, greenhouse, summerhouse and a dedicated barbecue area (barbecue excluded from the sale), creating a versatile and enjoyable setting throughout the year.



Total floor area 119.5 m² (1,287 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Moor Lane, Sculthorpe Fakenham

- Extended Family Home
- Located 2 Miles from Fakenham
- Wood Burner
- Large Rear Garden
- Ample Off Road Parking

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

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108936 - 0005

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.

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