



Wellington Crescent, Sculthorpe, Fakenham, NR21 7PU

welcome to

Wellington Crescent, Sculthorpe, Fakenham

Immaculate 3-bed home in sought-after Wicken Green Village with field views, solar panels and air source heat pump. Featuring a kitchen/diner, conservatory, garage and ample parking, plus a low-maintenance garden, offering stylish and energy-efficient family living throughout.



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 mantelpiece. 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

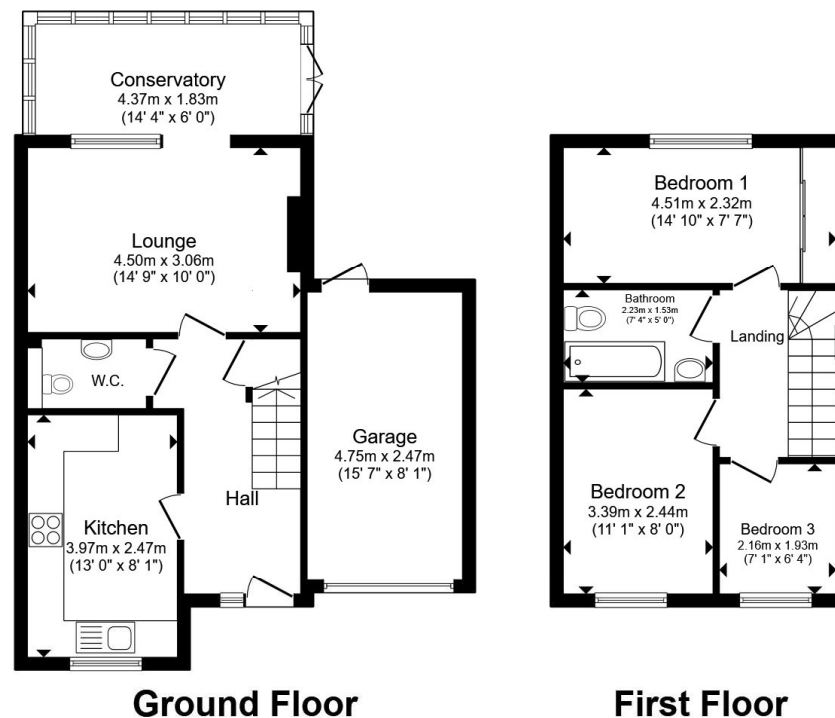
Parking for 2-3 cars. Access to garage and side gate to the rear garden.

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.



Total floor area 90.4 m² (973 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



welcome to

Wellington Crescent, Sculthorpe, Fakenham

- Three Bedroom House
- Spacious kitchen/diner
- Bright conservatory
- Garage and ample off-road parking
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
FKM108831 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk