



Halifax Crescent, Sculthorpe, Fakenham, NR21 7PS

welcome to

Halifax Crescent, Sculthorpe, Fakenham

MOTIVATED SELLER This spacious two-bed semi-detached home with solar panels, generous lounge, kitchen/diner and boarded loft with potential (STPP). Featuring large driveway, enclosed garden and powered outbuilding ideal as gym or home office, perfect for modern flexible living throughout.



Agents Note

Please note that the AML Fee covers 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.

Entrance Porch

Tiled flooring, double glazed window to front, storage.

Entrance Hall

Tiled flooring, one radiator, understairs cupboard with consumer unit.

Lounge

Double glazed French doors to rear garden, one radiator, wood burning stove, newly fitted alcove shelving and cupboards.

Kitchen Diner

Tiled flooring, one radiator, double glazed window to front and rear, space for white goods, wall and base units, door to the side of property.

Landing

Carpet, double glazed window to front, airing cupboard with electrical boiler. Loft hatch which has a ladder, and is boarded throughout with power.

Bedroom One

Double glazed window to rear, carpet, one radiator, fitted wardrobes.

Bedroom Two

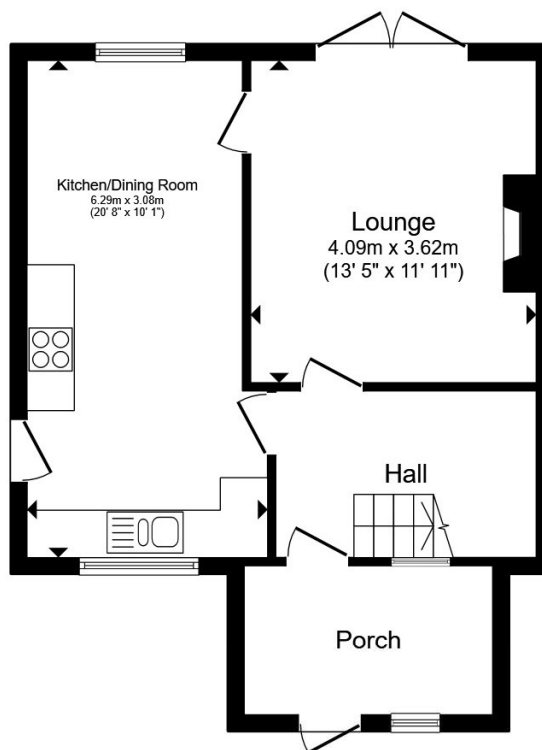
Double glazed window to rear, one radiator, fitted storage.

Bathroom

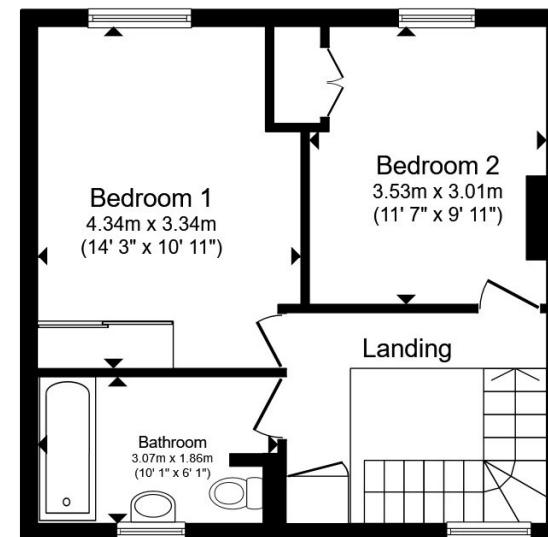
Double glazed window to front, heated towel rail, tiled flooring. Suite comprising of sink, WC, P-shaped bath with overhead shower.

External

Ample parking to front with new fencing surrounding, side gate leading to storage area and wood store. To the rear, the garden is mostly laid to lawn, with a patio area, outside tap, and a large outbuilding with electrics.



Ground Floor



First Floor

Total floor area 87.6 m² (943 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

Halifax Crescent, Sculthorpe, Fakenham

- TWO DOUBLE BEDROOM SEMI DETACHED HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- WOODBURNER IN LOUNGE
- KITCHEN DINER
- LARGE DRIVEWAY WITH NEW FENCING

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

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108783



Property Ref:
FKM108783 - 0010

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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