



6 Creak Road, Sculthorpe
Guide Price £285,000

BELTON DUFFEY

6 CREAK ROAD, SCULTHORPE, NORFOLK, NR21 9NF

A delightful character cottage with beautifully presented 2 bedroom accommodation, useful outbuilding, parking and attractive gardens.

DESCRIPTION

6 Creake Road is a delightful mid terrace character cottage, set in the popular and well connected village of Sculthorpe. The cottage boasts a lawned and paved gardens to the front and rear, the rear garden being detached from the cottage with a large shed and a useful outbuilding currently used as a utility area. There is driveway parking at the front of the property, with an additional parking space adjacent to the rear garden.

Inside, the property benefits from electric underfloor heating to the ground floor and electric radiators upstairs. The cosy sitting room features a fireplace with a wood-burning stove with character features including cottage style UPVC double glazing, pine latch doors upstairs, exposed brick flint walls and ceiling beams. The beautifully presented living accommodation comprises an entrance hall, an impressive open-plan kitchen/dining room, cloakroom and a cosy sitting room with a study area. Upstairs, the landing leads to 2 bedrooms and a luxury bathroom.

6 Creake Road is ideal for a variety of buyers - from investors seeking a buy-to-let opportunity or second home/holiday rental, to those looking for a charming 2 bedroom home in a vibrant village, conveniently located close to local market towns.



SITUATION

Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. There are 2 farm shops which sell local produce and also boasts 2 restaurants and bars - Sculthorpe Mill having been awarded as one of The Times top 100 hotels in the country. Close by nestled in the Wensum Valley, is the 45 acre Sculthorpe Nature Reserve home to and run by the Hawk and Owl Trust.

The village is 2.5 miles north west of Fakenham and the north Norfolk coast is some 20 minutes' drive away with the nearest mainline station to London located in King's Lynn, approximately 20 miles away.

ENTRANCE HALL

A partly glazed UPVC door leads from the front garden into the entrance hall with space for shoe storage and coat hooks, laminate flooring. Opening to:

SITTING ROOM

3.98m x 3.73m (13' 1" x 12' 3")

Cosy sitting room with fireplace housing a wood burning stove on a stone hearth, exposed ceiling beams, wall lights and laminate flooring. Staircase leading upstairs to the first floor landing and openings to the study area and kitchen/dining room.

STUDY AREA

1.66m x 1.23m (5' 5" x 4' 0")

Currently used as a children's play area with recessed ceiling lights, laminate flooring and a window overlooking the front garden.

KITCHEN/DINING ROOM

5.72m x 3.73m (18' 9" x 12' 3")

An impressive open plan kitchen/dining room featuring a tiled floor, exposed brick and flint wall and exposed ceiling beams, combining character with practicality. The kitchen is fitted with a range of Shaker style base and wall units, complemented by woodblock worktops and tiled splashbacks.

There is a range style cooker (included in the sale) and a central island unit with an integrated dishwasher, additional storage and houses a resin one and a half bowl sink with a stylish copper mixer tap.

A built-in cupboard houses the hot water cylinder, with a door to the cloakroom and wide bifold doors opening outside to the rear of the cottage.



CLOAKROOM

1.08m x 1.07m (3' 7" x 3' 6")

Wall mounted wash basin, WC, tiled floor, exposed flint wall and ceiling beams.

LANDING

Laminate flooring and latch doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.57m x 3.29m (11' 9" x 10' 10")

2 large built-in wardrobe cupboards, recessed ceiling lights, electric radiator and a window overlooking the front garden.

BEDROOM 2

2.78m x 2.26m (9' 1" x 7' 5")

Wall light, electric radiator and a window to the rear of the property

BATHROOM

2.78m x 1.37m (9' 1" x 4' 6")

A luxury white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, wall mounted wash basin and WC. Tiled floor and tiled splashbacks, chrome towel radiator, extractor fan, fitted display shelves and a Velux window.

OUTBUILDING

2.91m x 2.77m (9' 7" x 9' 1")

Useful outbuilding accessed via a shared gravelled pathway, currently used as a utility area, equipped with power and plumbing for a washing machine and tumble dryer.

OUTSIDE

Number 6 is set well back off Creake Road behind a gravelled driveway providing parking for 2 cars with a picket fence and gate leading to a lawned front garden with an Indian sandstone paved terrace. Fenced boundaries and access to the front door with outside light.

The rear garden is detached from the cottage and comprises a lawn with an extensive Indian sandstone paved terrace. Large shed/workshop (6.2m x 2.9m (20' 4" x 9' 6")), additional parking space adjacent to the garden which is accessed via a right of way over a driveway owned by a neighbouring property.

DIRECTIONS

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn and after approximately half a mile take the second turning on the right into Creak Road. The property can be found approximately 100 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric underfloor heating to the ground floor with electric radiators upstairs. EPC Rating Band TBC

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

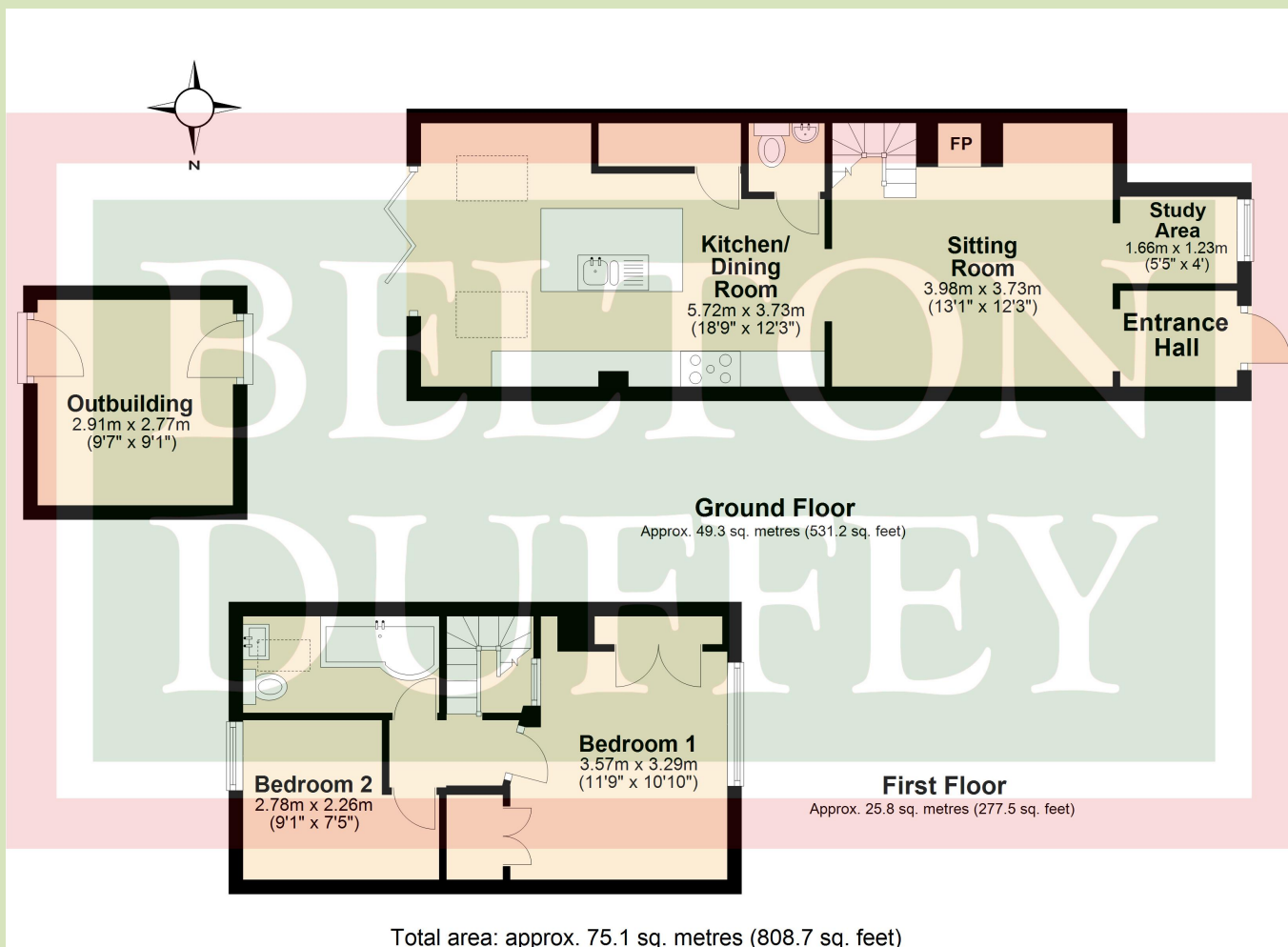
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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