



28 Creake Road, Sculthorpe
Offers in Excess of £350,000

**BELTON
DUFFEY**

28 Creake Road

Sculthorpe,
Norfolk, NR21 9NQ



A spacious period semi detached house with extended 3 bedroom, 2 bathroom accommodation, driveway parking and double garage, situated in the heart of this popular village.

DESCRIPTION

28 Creake Road is a well presented and characterful period cottage situated in the heart of the popular and conveniently located village of Sculthorpe. The property offers spacious extended and versatile accommodation, approached through the front entrance porch into the dining room, with a door leading through to the well appointed kitchen and glazed double doors opening into a generous triple aspect sitting room. There is also a cosy snug with its own small courtyard garden, together with a versatile office with an adjoining cloakroom, providing an ideal space for those working from home.

Upstairs are three bedrooms, including a particularly spacious principal bedroom with a large en suite shower room, together with a family bathroom.

Further benefits include fireplaces to three of the ground floor rooms, one housing a wood-burning stove, with two Gazco electric stoves available by separate negotiation, oil-fired central heating and UPVC double-glazed windows and doors.



what3words: ///runs.invest.amounting

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Number 28 is set back from Creake Road behind a small gravelled front garden with attractively planted borders, enclosed by a low brick and flint wall and approached through a metal pedestrian gate to the entrance porch. A gravelled driveway to the side provides extensive parking for several vehicles and leads to the detached double garage.

To the side of the driveway is a south facing patio garden, opening directly from the sun room and the French doors of the sitting room. The sun room also enjoys its own private 'secret' courtyard garden. The rear garden is accessed via a paved walkway alongside the garage, leading through an archway covered with climbing roses. It comprises a neat lawn with well stocked plant borders, concrete pathways and a large timber shed, all enclosed by tall fenced and hedged boundaries. Screened oil storage tank, outside lighting.

DOUBLE GARAGE

Large detached brick built double garage with a tiled roof, wide up and over door to the front, pedestrian door to the side, inspection pit, power and light.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band TBC.

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

TENURE

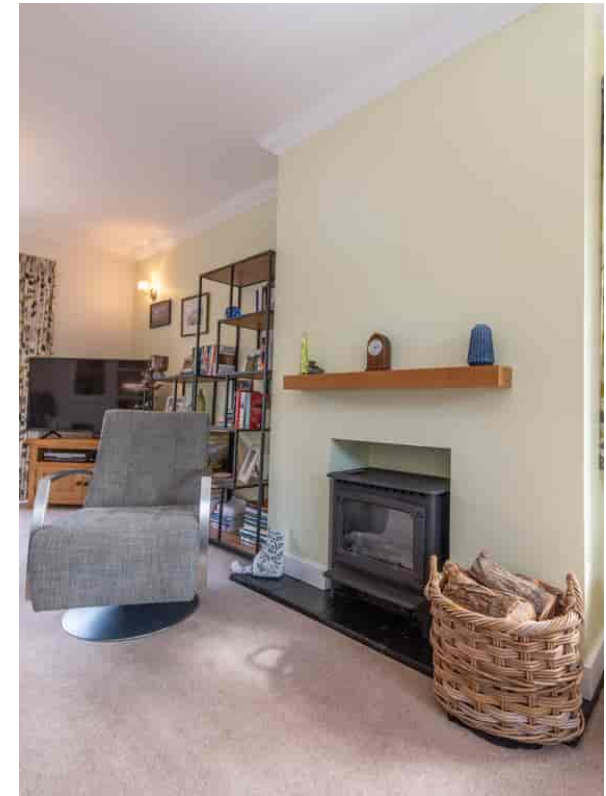
This property is for sale Freehold.

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SITUATION

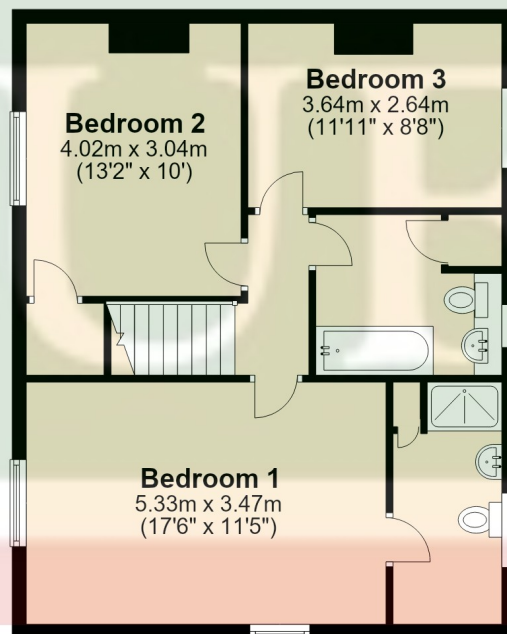
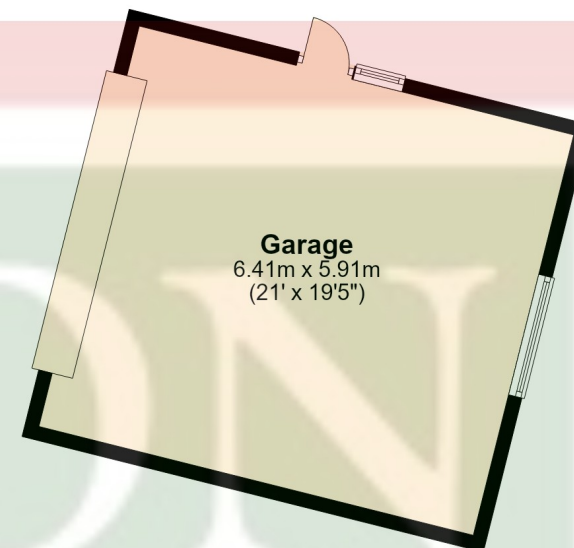
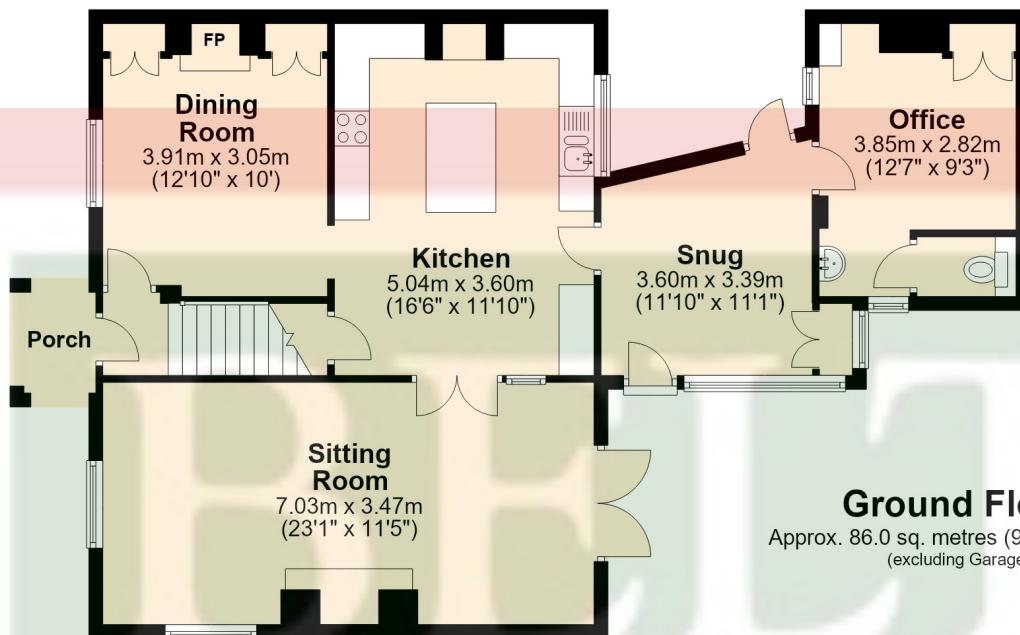
Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. It also boasts the much celebrated Sculthorpe Mill country pub having 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 3.1 south east of South Creak. 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 to the west.









Total area: approx. 144.7 sq. metres (1557.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error or omission.

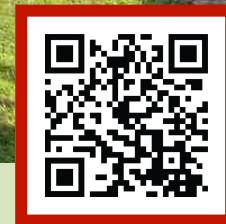
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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