36 The Patch, Dunton, Fakenham, NR21 7PF



Cruso & Wilkin

36 Dunton Patch
Dunton
Fakenham
NR21 7PF

O.I.R.O. £240,000

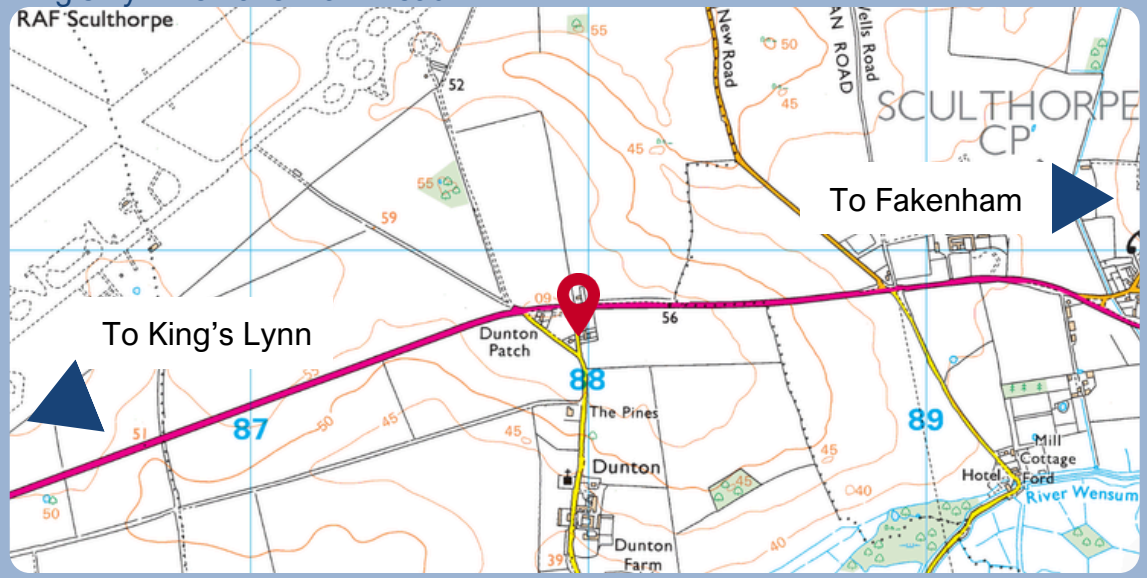
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A great opportunity to acquire a three bedroom end-terrace house in rural Norfolk



Location and Situation

The property is located on Dunton Patch, near Sculthorpe, just off of the A148 King's Lynn to Fakenham Road



Dunton Patch is a small enclave of cottages built in 1928 on the edge of the small rural hamlet of Dunton in the North Norfolk district.

The market town of Fakenham is approximately 3 miles to the east and the principal market town of King's Lynn is approximately 19 miles to the west, both of which offer multiple amenities. The North Norfolk Coast is 9 miles to the north, offering expansive beaches, at Wells-next-the-Sea, Holkham and the Burnham's.

King's Lynn benefits from a direct train line to London King's Cross (1 hour 45 minutes or thereabouts).

From the town of Fakenham, head west along the A148 Creake Road towards King's Lynn for approximately 2 miles. At the roundabout, take the first exit and continue on the A148. Turn left onto The Patch and continue for 100 yards. The No.36 being the last property on the left.

Postcode
NR21 7PF

///condition.reduction.skidding

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Description

The property at Dunton Patch is a three bedroom end-terrace house of traditional red brick construction under a pantile roof.

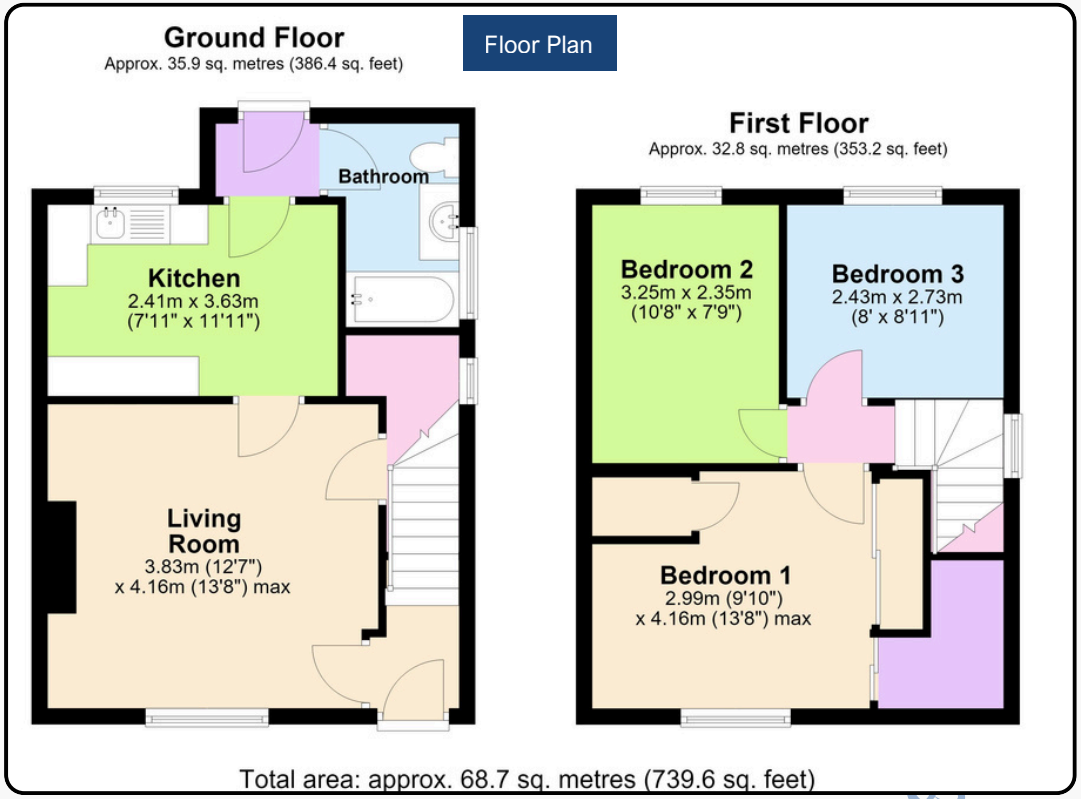
The property has previously been let and is well maintained internally and externally. Accommodation at the property briefly comprises of: entrance hall, sitting room, kitchen, rear entrance lobby and family bathroom all to the ground floor. The staircase off the entrance hall provides access to the first floor and three bedrooms.

The property is nicely positioned, set back from the road with mature hedging to the front and side boundary. To the front there is a driveway which offers ample off-road parking together with a detached garage with workshop.

There is garden area to the front, laid to lawn, and garden to the rear with planted borders, lawn, a wooden summer house, and vegetable patch. The property is surrounded by arable farmland offering traditional countryside views.







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Accommodation Details

GROUND FLOOR

Entrance Hall
Front double glazed entry door with obscured glass panels. Stairs to first floor and door to living room;

Living Room (4.16m x 3.83m 13'8" x 12'7" maximum measurements)
Wooden flooring, radiator and window to the front aspect. Open fireplace with wooden mantle, tiled surround and hearth. Understairs cupboard, with window to the side aspect, housing oil fired boiler.

Kitchen (3.63m x 2.41m 11'11" x 7'11")
Window to the rear aspect, door into rear entrance lobby. Range of wall and base units with worktop over. Ceramic sink and drainer unit with hot and cold mixer tap over. Space for fridge freezer, space and plumbing for washing machine, space for under counter appliance(s).

Rear Lobby
Door to the rear aspect, door to bathroom, door to kitchen.

Bathroom
Window to the side aspect, wood effect vinyl flooring, radiator and part tiled walls. Three piece white bathroom suite comprising of: bath with electric shower over hot and cold taps, and folding glass shower door. Wash-hand basin set in vanity unit with cupboard under. W.C.

FIRST FLOOR

Stairs & Landing
Window to the side aspect doors to all bedrooms.

Bedroom One (4.16m x 2.99m 13'8" x 9'10")
Window to the front aspect, radiator, built-in wardrobes with sliding mirror doors and access into cupboard over the stairs. Cupboard containing hot water tank and controls.

FIRST FLOOR cont'd..

Bedroom Two (3.25m x 2.35m 10'8" x 7'9")
Window to the rear aspect and radiator.

Bedroom Three (2.73m x 2.43m 8'11" x 8')
Window to the rear aspect and radiator.

OUTSIDE

Front Garden
Hedge boundary to the front with gated pedestrian access and gravel path leading to front door. Planting and lawn area. Driveway leading to garage. Metal gate leading to the rear of the property.

Outside Rear
Patio area with woodstore, personnel access to side of garage and rear workshop area. Gated access to rear garden.

Rear Garden
Wooden picket fence boundary to field side and hedge boundary to other. Lawn area, mature planting, shrub borders and trees. Wooden summer house. Allotment area with various raised planting areas and greenhouse.



Services

The property benefits from mains electricity, oil fired central heating and private water from shared borehole together with private drainage into a shared septic tank and oil fired central heating. **The services are subject to Special Terms of Sale - interested parties should contact the Vendors Agent for further details.**

Access

Access is subject to Special Terms of Sale - interested parties should contact the Vendors Agent for further details.

Tenure

The property will be sold freehold with vacant possession being provided upon completion. Subject to Contract.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. 01485 535600. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Site Plan

Not to Scale

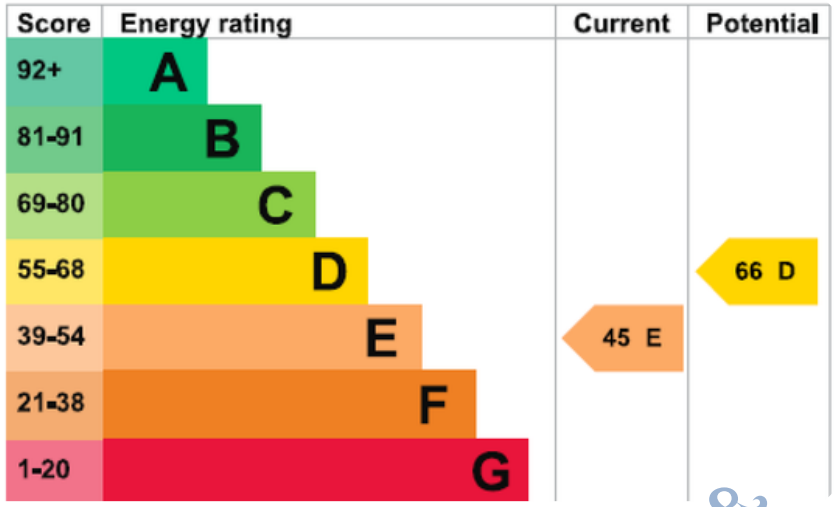


Council Tax

The Council Tax Band for this property is B. The Council Tax payable for 2026 to 2027 is £1,846.

Energy Performance Certificate

36 Dunton Patch, Dunton, EPC E, Expires August 2036



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Sole Agents:
Cruso & Wilkin, The Estate Office, 2 Northgate, Hunstanton, Norfolk, PE36 6BA

Tel: 01485 535600

Solicitors:
Fraser Dawbarns, 21 Tuesday Market Place, King's Lynn PE30 1JW
Tel: 01553 666600
Daniel Ball: DanielBall@fraserdawbarns.com

Local Authority:
North Norfolk District Council, Council Offices, Holt Road Cromer, Norfolk NR27 9EN. Telephone: 01263 513811

Money Laundering Regulations:
Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.



Cruso & Wilkin

What we **Provide**



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Trusted Local Experts

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Particulars prepared September 2026. Photographs taken September 2026.

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