30 The Patch, Dunton, Fakenham NR21 7PF



Cruso & Wilkin

30 Dunton Patch
Dunton
Fakenham
NR21 7PF

O.I.R.O. £280,000

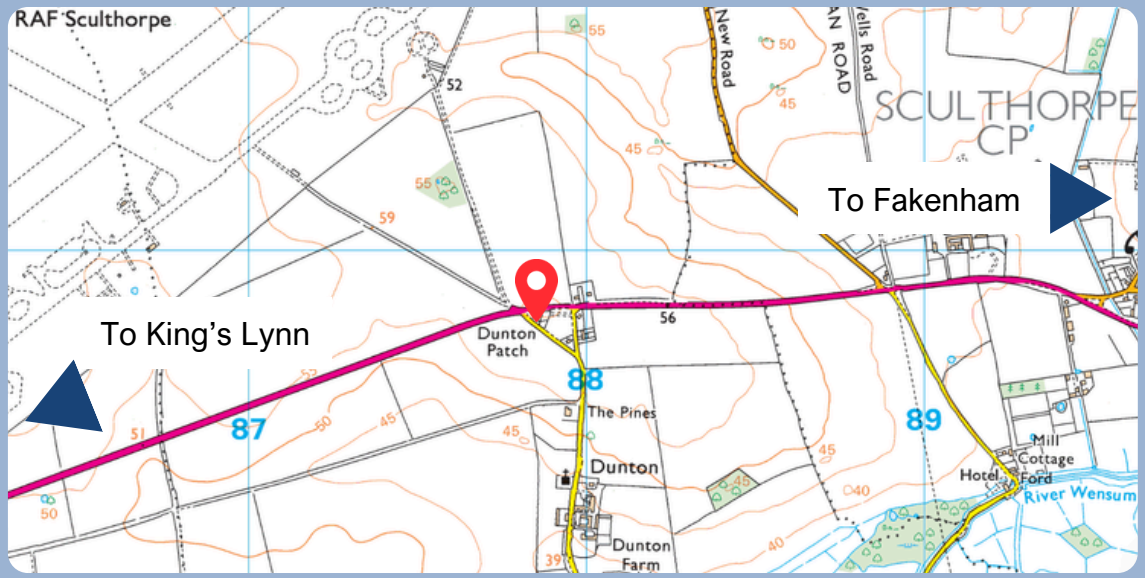
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A great opportunity to acquire a three bedroom semi detached house in rural Norfolk



Location & Situation

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



Dunton Patch is a small enclave of cottages built between 1866 and 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 Burnhams.

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. Turn left onto The Patch and the driveway is immediately on the right.

Postcode
NR21 7PF

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Description

Previously comprising two cottages, 30 Dunton Patch is a spacious three bedroom semi-detached property offering generous sized rooms including a 20ft. dual aspect living room. Currently vacant it has been rented out for a number of years and benefits from oil fired central heating and uPVC double glazing throughout.

The property is situated on a 0.23 acre plot STMS with mature hedging surrounding it. The property is accessed at the rear from a driveway directly off The Patch. There is ample room for parking together with a substantial lawn area. The property also benefits from a brick outbuilding.

Accommodation at the property briefly comprises of: rear entry lobby, hallway, cloakroom, utility room, kitchen/breakfast room and living room all to the ground floor. To the first floor spacious landing area with storage cupboard, a family bathroom and three double bedrooms.







Accommodation Details

GROUND FLOOR

Rear Entry Lobby
uPVC double glazed door with glass panels. Wood effect laminate flooring. Opening to entrance hall, door to cloakroom and utility room.

Entrance Hallway
Wood effect laminate flooring, two radiators, window to the rear aspect, storage cupboard, smoke alarm and heating control. Stairs to the first floor. Doors to kitchen and living room.

Cloakroom
uPVC obscured window to the front aspect and wood effect vinyl flooring. Pedestal wash-hand basin with hot and cold taps and tiled splashback. Radiator and W.C.

Utility Room (2.92m x 2.63m 9'7" x 8'8")
Window to the front aspect, vinyl flooring and radiator. Floor standing oil boiler, base cupboard with worktop over. Wall mounted butler sink with hot and cold taps . Space and plumbing for washing machine.

Kitchen/Breakfast Room (4.08m x 3.94m 13'4" x 12'11")
Window to the front aspect, wood effect laminate flooring, range of matching wall and base units with worktop over and tiled splashbacks. Stainless steel sink and drainer unit with hot and cold mixer tap . Space for fridge freezer. Open fireplace with brick surround, tiled mantle and hearth. Space for an electric range cooker with extractor hood over.

Living Room (6.24m x 4.08m 20'6" x 13'5")
Window to the rear aspect, door to the rear aspect with windows either side. Two radiators, TV point, brick fireplace with mantel and tiled hearth.





FIRST FLOOR

Landing
Window to the front aspect, radiator, heating control, airing cupboard housing hot water tank and shelving. Doors to all bedrooms and bathroom.

Bathroom (2.49m x 2.13m 8'2" x 7')
Obscured window to the rear aspect, and vinyl flooring. White, three piece bathroom suite comprising W.C., pedestal wash-hand basin with hot and cold taps , bath with hot and cold taps and electric shower over. Radiator, extractor fan and electric fan heater.

Bedroom One (4.08m x 3.98m 13'5" x 13'1")
Window to the rear aspect, wood effect laminate flooring, radiator and access to loft.

Bedroom Two (4.08m x 3.88m 13'4" x 12'9")
Window to the rear aspect, radiator and access to loft.

Bedroom Three (3.87m x 2.82m 12'8" x 9'3")
Window to the side aspect and radiator.

OUTSIDE

Front
Mature hedging to side and front boundary with timber fence between neighbouring property. Mainly laid to lawn with some mature shrubs and trees; timber fence with gate leading to the rear.

Rear
Mature hedging to side and rear boundary. Mainly laid to lawn. Brick built outbuilding, ample room for parking.





Services

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

Access

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

Tenure

The property will be sold Freehold with vacant possession being provided upon completion.

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.

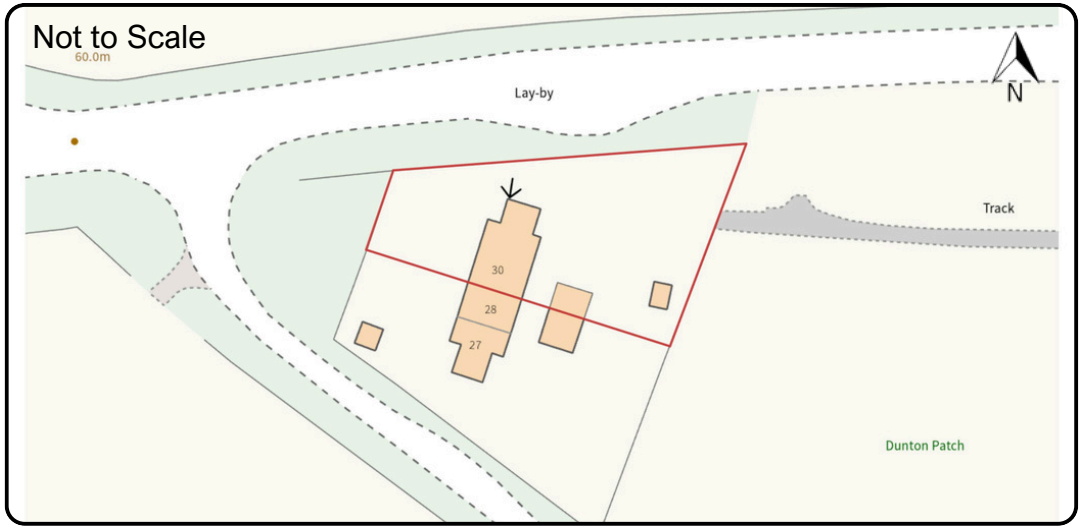
Boundaries, Plans, Areas, Schedules and Disputes

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

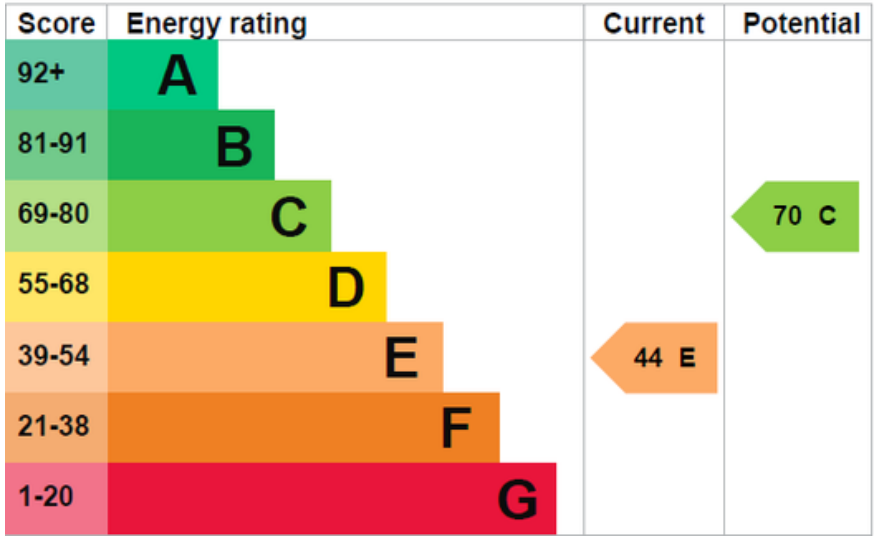


Council Tax

The Council Tax Band for this property is C. The Council Tax payable for 2026 to 2027 is £2,103.84

Energy Performance Certificate

30 Dunton Patch, Dunton. EPC E. Expires July 2036



Cruso & Wilkin

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, Norfolk 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

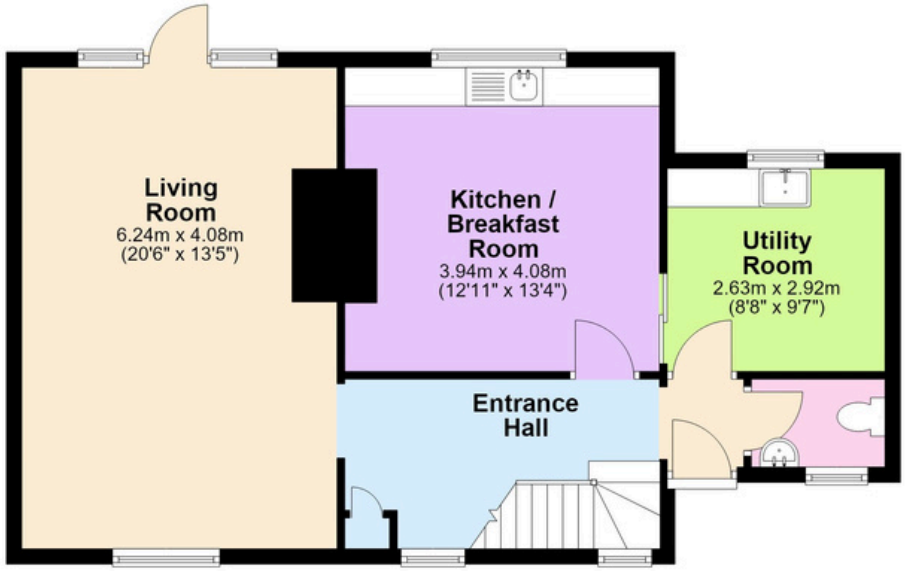
Money Laundering Regulations:
Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or 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.

Floorplan

Not to Scale

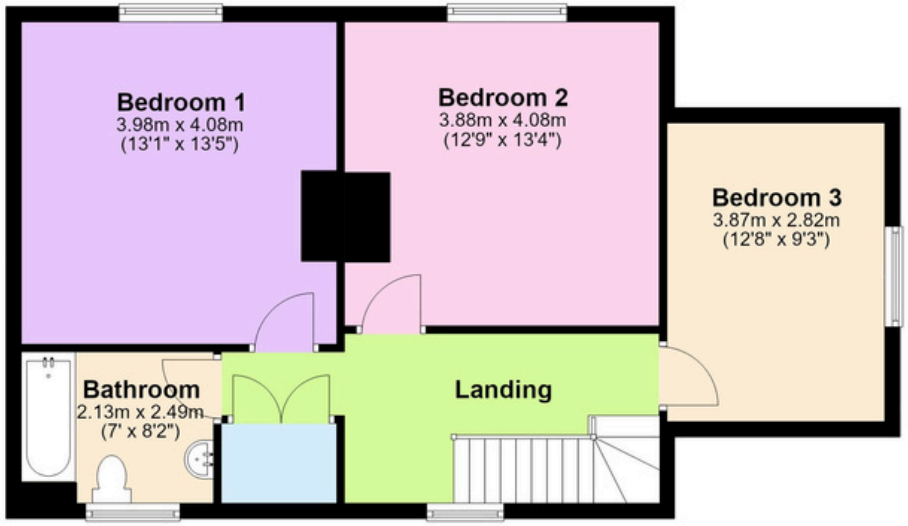
Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



Total area: approx. 125.3 sq. metres (1348.6 sq. feet)

Nicola Lee

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Particulars prepared November 2026. Photographs taken October 2026.

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