



SOWERBYS

3 MAGNOLIA CLOSE

Fakenham, Norfolk,
NR21 8GD



White upper wall cabinets with silver handles.

Sink area with a black faucet, dish soap, and a sponge.

Window with striped curtains, a toaster, and a vase of flowers on the sill.

Yellow glass-fronted cabinet.

Large window with striped curtains and a colorful kitchen tool holder on the sill.

White lower cabinets and island with silver handles and a dark granite countertop.

White ceiling with recessed lighting.

Light-colored wood-look tile floor.

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- Individually Designed High Specification Detached Home
- Contemporary Design
- Superb Spacious Open Plan Living Area
- Sitting Room with Further Set of Bi-Fold Doors, Woodburner & Surround Sound
- Second Reception Room/Bedroom Four
- High Specification Wet Room
- Separate Utility Room
- Principal Bedroom with En-Suite
- Second Bedroom with En-Suite
- Beautifully Landscaped Gardens

Fakenham Office

01328 801534

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Nestling into the bottom of a private, shared driveway and accessed via a secure gated entry, this delightful, contemporary designed property should be viewed to fully appreciate the accommodation on offer.

Step inside the reception hall with its double height, atrium style and superb built-in storage cupboards. Further enhanced by its feature glass and oak staircase. The tiled floor continues into the spacious kitchen/dining room, boasting beautiful white gloss fitted units and stunning curved granite work surfaces, integrated appliances include two ovens, hob and pop-up extractor. This whole space is massively complemented by its two sets of bi-fold doors at right angles to each other, allowing maximum light. The use of the integrated blinds makes for a more cosy space in the cooler, darker, months.

To the side of the reception hall is a further hallway that leads to the utility room and the superbly appointed, high specification wet room that includes a walk in shower, WC and vanity hand basin. The room is fully tiled and includes a unique smoked glass block wall, allowing borrowed light from the adjacent hallway.

The sitting room is an amazing square style room, boasting a further wall of bi-fold doors connecting the outside in. There are floor to ceiling windows and a more recent addition of a contemporary wood burning stove. The second reception room is currently used a well proportioned playroom but could easily be used as a ground floor level access bed sitting room, with the ground floor high spec wet room allowing level access likewise.

Onto the first floor, where the principal bedroom is both spacious and light by the use of velux windows to both front and rear aspects. There is an en-suite that is separated with a walk-in shower to one side and two hand basins and WC to the other. Built-in storage has been utilised to include wardrobes and linen bin.

The second bedroom is likewise complemented by the same separated en-suite facilities and includes built-in storage and a dormer window.

The third bedroom is also a double space including built-in wardrobe and a delightful built-in drawer unit sitting under the dormer window to the front aspect. This room is served by the family bathroom and includes bath, vanity hand basin and WC.

The outside space provides ample parking to both the front and side on the block weave drive. The single garage is detached with a personal door to the rear garden. The garden that wraps itself around two sides of the property is mainly lawned with mature borders. The covered garden shelter allows for al fresco dining out of the rain, which sits adjacent to the purpose-built children's play area. The garden is enclosed and gated, allowing for maximum privacy.













FAKENHAM

Fakenham has been voted the 7th best place to live in Britain by Country Life magazine. It's a market town in central Norfolk - halfway between King's Lynn and Norwich. It has a Thursday market that dates back to 1250 and a Farmers Market on the last Saturday of each month with great locally grown organic produce! It's often called the Gateway to the North Norfolk Coast as it's well positioned for the coast and other local attractions like Pensthorpe Waterfowl Park and Fakenham Racecourse. Easy to get to are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls. Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.

SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating. Woodburner stove.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

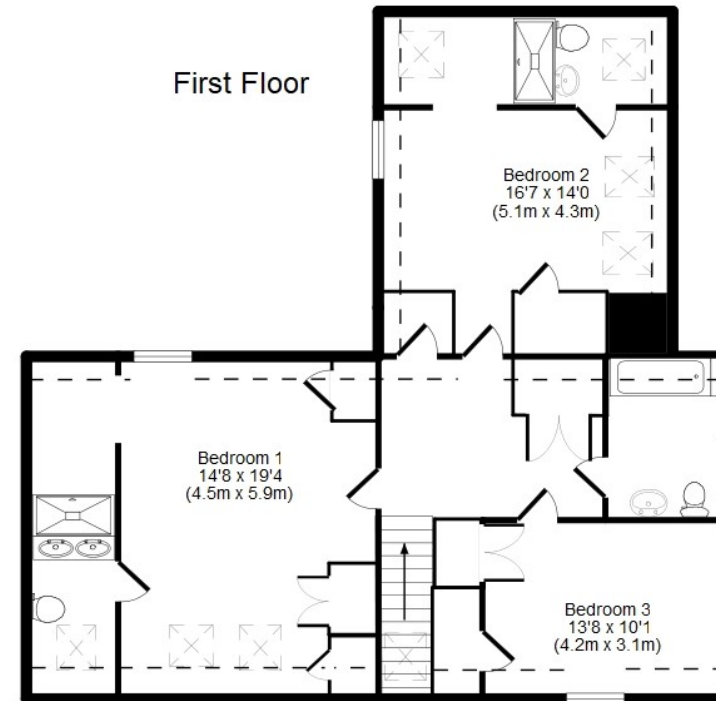
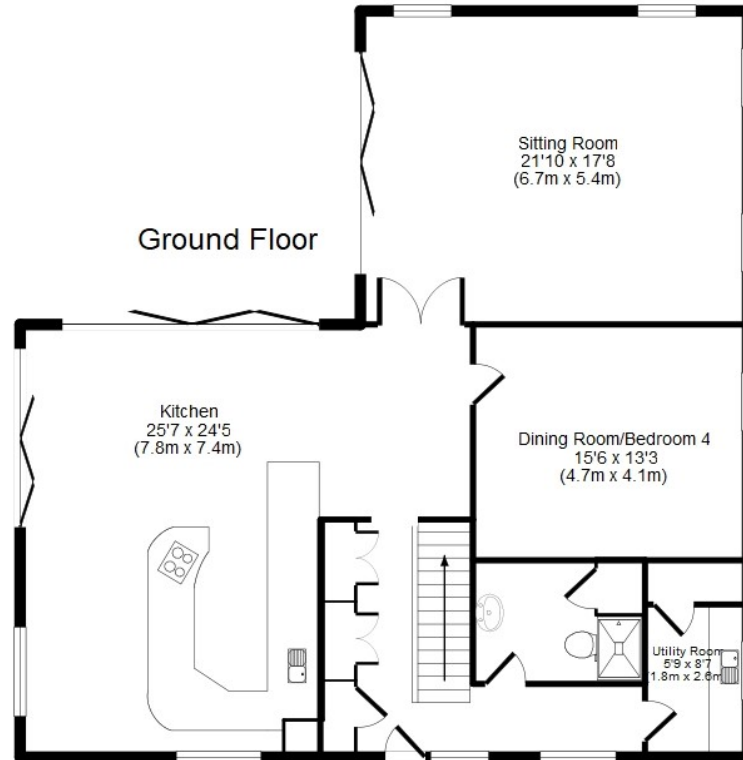
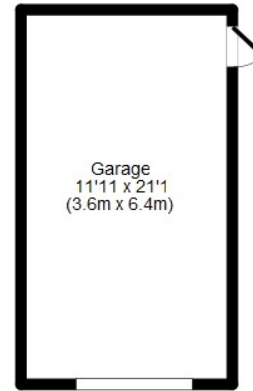
B. Ref:- 8507-7132-1609-3752-1906.

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Denotes restricted head height



APPROX GROSS INTERNAL FLOOR AREA: 2117 sq. ft / 197 sq.m



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