

SOWERBYS

Norfolk Property Specialists



Lavengro

Heath Way, Fakenham. Norfolk, NR21 8LN

£570,000



Viewing by appointment with our
Fakenham Office 01328 801534 or fakenham@sowerbys.com



LAVENGRO

Tucked away in a unique gated community, Lavengro is well located for town and access to arterial routes, be that the nearby North Norfolk Coast, Norwich or King's Lynn.

This extended four bedroom family home boasts a feeling of space and light. Entering via the welcoming reception hall, the accommodation combines a contemporary kitchen dining area, incorporating a generous island and fitted units, with doors leading to the front terrace. There is also a delightful sitting room with its bespoke fitted storage and wood burner stove, creating a cosy feel to a delightfully generous sized room. Reception space is well catered for, given there are a further two reception rooms, currently used as a study and a games room. The utility room is complemented by a further well proportioned, boot room.

The landing and bedrooms follow the same theme of light and space. The principal bedroom is complemented by its en-suite shower room and the other three double bedrooms are served by the four piece family bathroom. Storage is provided for with the use of built in wardrobes, shelving and eaves.

The outside space provides a beautifully paved patio terrace to the front aspect, screened by natural hedging and the rear garden is mainly lawned, private and enclosed. There is a brick built outbuilding that houses the Bio Mass boiler and has space for workshop and storage.

Lavengro should be viewed to fully appreciate its accommodation, it lends well to working remotely and could also provide multi-generational living.



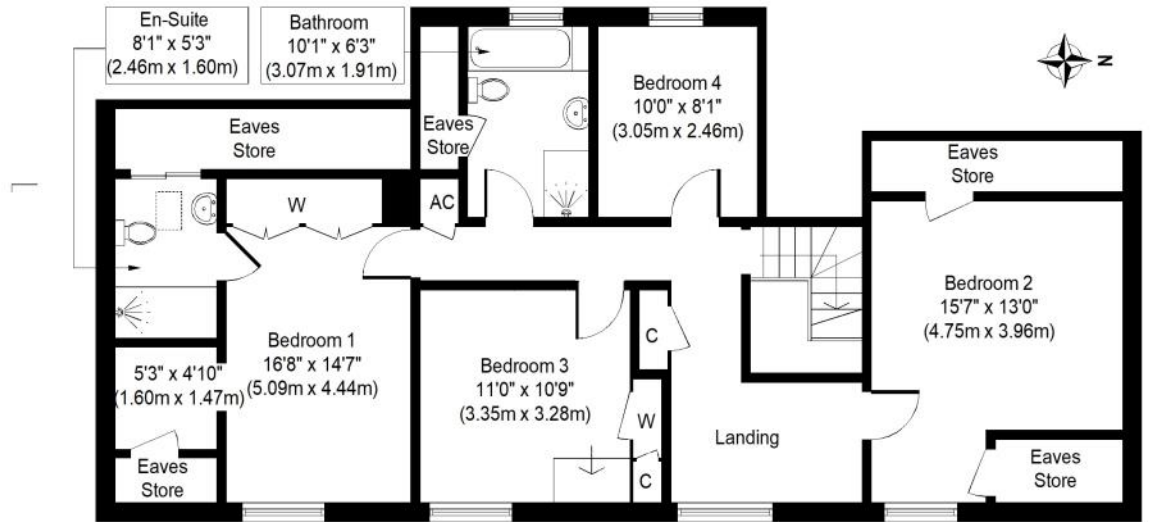
KEY FEATURES

- Beautifully Spacious Detached Family Home
- Contemporary Kitchen Family Room
- Dual Aspect Sitting Room
- Two Further Reception Rooms
- Utility Room & Boot Room
- Four Double Bedrooms, En-Suite to Principal
- Hard Landscaped Terraced Front Garden
- Mainly Lawned Rear Garden
- Useful Brick Built Detached Workshop
- Off Road Parking

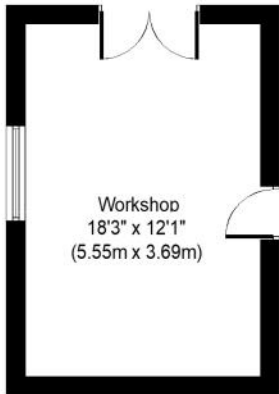




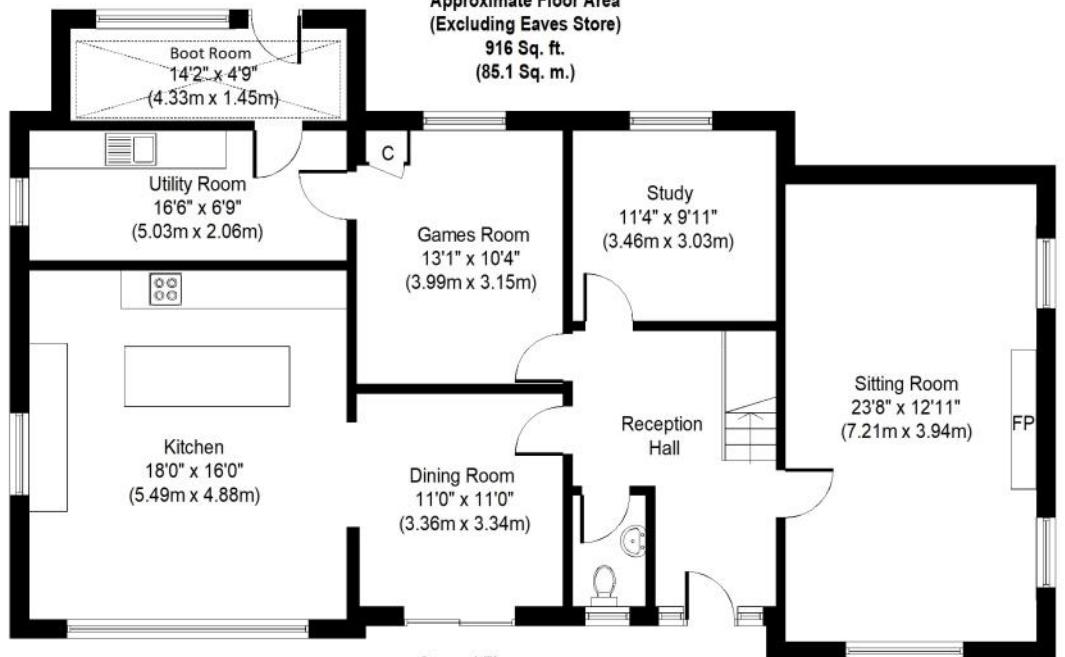




First Floor
Approximate Floor Area
(Excluding Eaves Store)
916 Sq. ft.
(85.1 Sq. m.)



Outbuilding
Approximate Floor Area
221 Sq. ft.
(20.5 Sq. m.)
 (Not Shown in Actual
 Location / Orientation)



Ground Floor
Approximate Floor Area
1351 Sq. ft.
(125.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. Biomass boiler fed by wood pellets.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8006-6557-6329-9426-574

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Fakenham Office:
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