

SOWERBYS

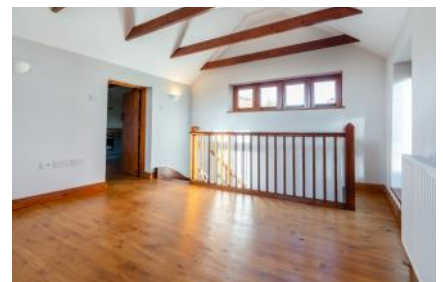
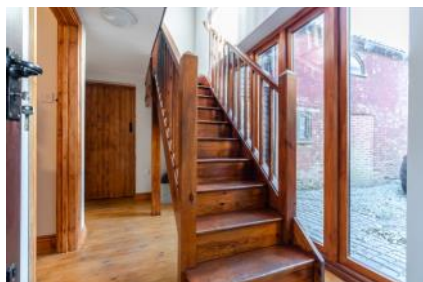
Norfolk Property Specialists



5a Oak Street

Fakenham, Norfolk, NR21 9DX

Guide Price £250,000 No Onward Chain



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



5A OAK STREET

Better known as the 'Old Workshop', the property is located just off Oak Street on a shared access. The building's history has seen it used as a forge, a basket makers and a black harness maker's. Now in its fully refurbished state it provides comfortable upside down living, conveniently situated for the town centre and its amenities. Boasting an abundance of character, with its boarded floors, ledge and brace latched internal doors, and vaulted ceilings, the ground floor comprises a generous size principal bedroom with fitted wardrobes and a further single bedroom. The bedrooms are served by the newly modernised wet room, wash hand basin and WC. The ground floor is made beautifully light and contemporary by its glazed frontage.

The open plan staircase leads to the first floor sitting room with its cosy gas fired wood burner style stove, situated to one corner. The generous newly modernised kitchen with its painted units, wooden work surfaces and integrated appliances sits well with the boarded floor. The space allows for a comfortable size dining area.

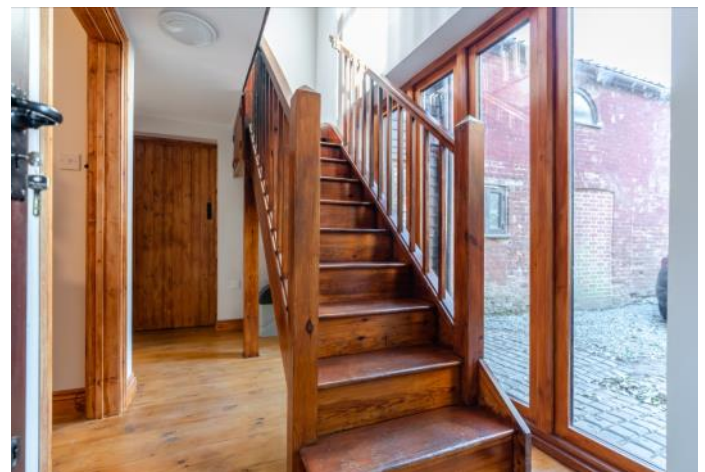
The property also benefits from a garage with remote door and a further floor above. All of this space offers the potential, subject to the necessary consents, to incorporate this into the existing accommodation.

The property is offered for sale with no onward chain.



KEY FEATURES

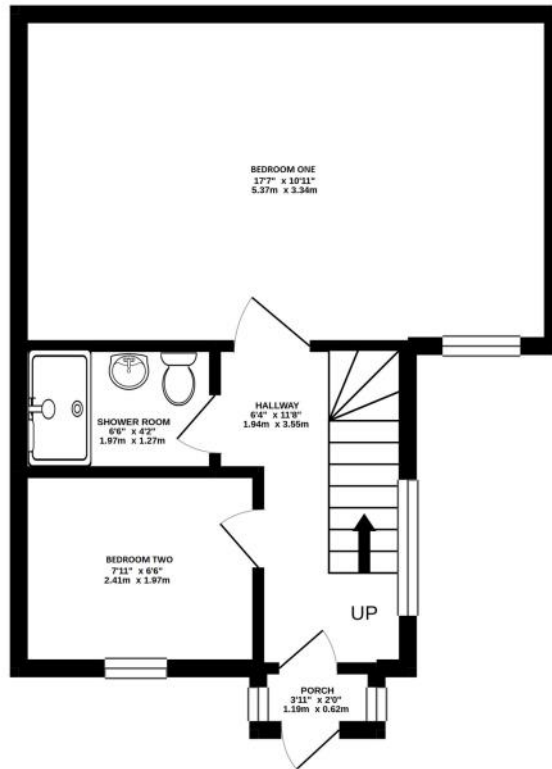
- Completely Refurbished
- Upside Down Living
- Two Bedrooms and Shower Room to Ground Floor
- Open Plan Sitting Room
- Kitchen/Dining Room
- Convenient for Town
- Garage and Floor Above
- No Onward Chain



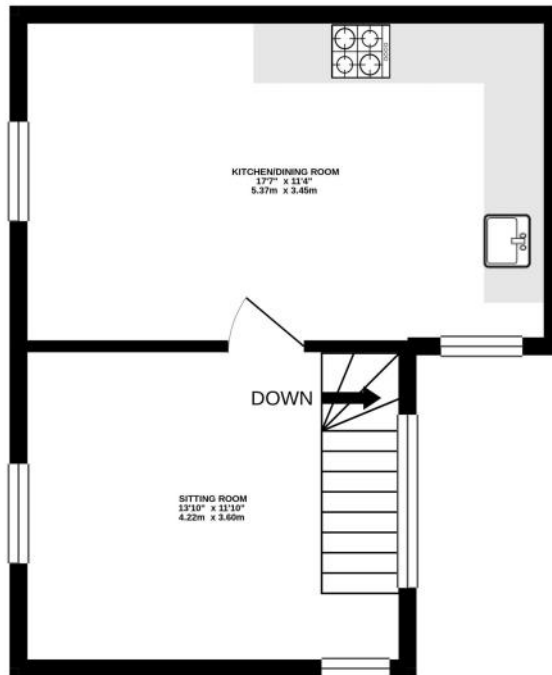




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0391-3910-9209-9429-9204

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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