

SOWERBYS

Norfolk Property Specialists



Orchard Cottage

Hayes Lane, Fakenham, NR21 9EP

Guide Price £550,000 No Onward Chain



Viewing by appointment with our

Fakenham Office 01328 801534 or fakenham@sowerbys.com



ORCHARD COTTAGE

'Orchard Cottage' is a delightful cottage with a mix of red brick, cobbles and cladding, nestled into its private plot and benefitting from close proximity to the town centre and amenities. Boasting ground floor living, with its generous size principal bedroom, fitted with two double size wardrobes and a modernised en-suite shower room.

The reception hall provides a cosy sitting room in the winter months with its fireplace, pamment tiled floor and picture rails. In the summer it provides maximum light, leading beautifully to the front garden via its french style doors. The kitchen, with pamment tiled floor, is the perfect balance of space for preparation and family dining and also provides access to the loft. Fitted with a range of wall and base units, the kitchen sink overlooks the pretty front garden, allowing you to observe the wildlife and enjoy the privacy of the plot. The main sitting room is another generous size room with its fireplace and more picture rails. The front garden is accessible from this room by another set of french style doors. Completing the ground floor is a separate cloakroom with WC and hand basin, a useful utility storage cupboard with a personal door to the integrated garage and a further storage cupboard.

The stairs from the inner hall lead to the first floor, which provides a further two double bedrooms, one with a dormer window and the other with a velux style window. These rooms are served by the shower room.

Outside, the property is approached via a driveway that meanders to the bottom of a gravelled area where 'Orchard Cottage' can be found. Ample parking is provided on the drive and the garage provides further parking or storage. The gated access to the front of the cottage is accessed via a pretty, well-stocked garden and the front garden is mainly lawned with further mature planting and a summer house. There is also a delightful covered veranda to the front aspect. The garden wraps around the cottage and should be viewed to fully appreciate its unique position, so close to the town and very privately located. The property is offered for sale with no onward chain.



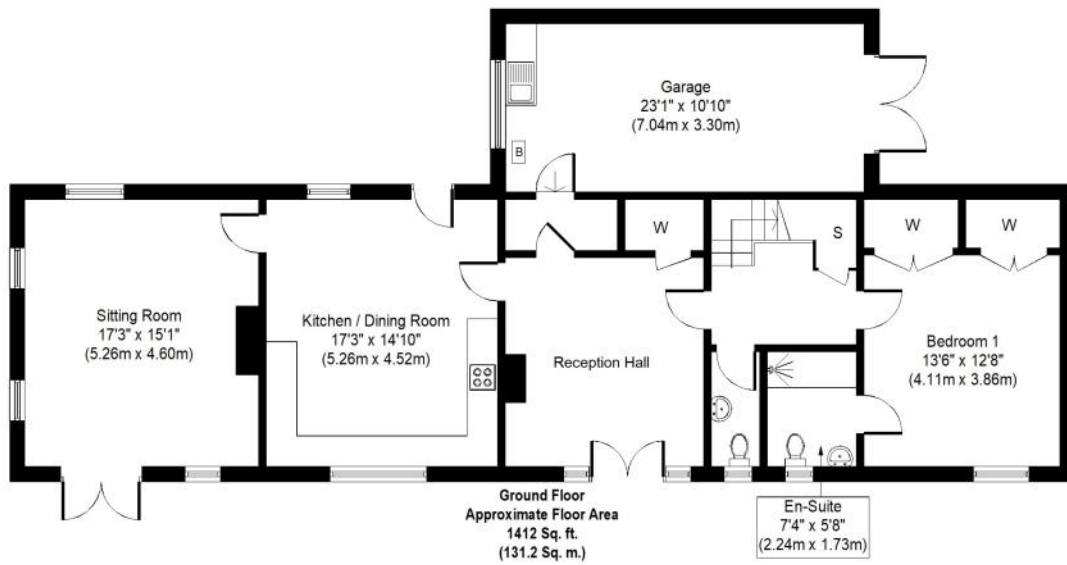
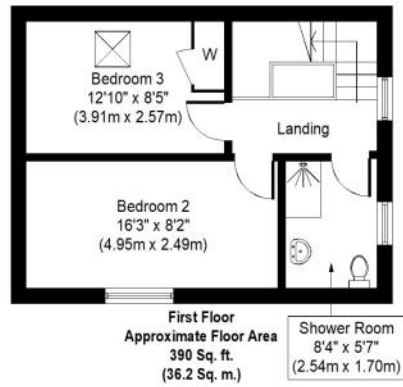
KEY FEATURES

- Deceptively Spacious Cottage
- Two Reception Rooms
- Kitchen/Family Room
- Ground Floor Principal Bedroom and En-Suite
- Character Features
- Garage and Driveway Parking
- Manageable Size Garden
- Rare Opportunity
- Unique Location Close to Town
- No Onward Chain









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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LOCATION

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 water, electricity, drainage and gas central heating.

COUNCIL TAX

E.

ENERGY EFFICIENCY RATING

E. Ref:- 8408-9683-0329-3627-2253

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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