



SOWERBYS

CONNAUGHT HOUSE

51b Sandy Lane, Fakenham,
Norfolk, NR21 9EX



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- Beautifully Spacious Throughout
- Open Plan Family Living
- Finishes Include, Bifold Doors, Engineered Oak Floors, Plantation Shutters, Air Source Underfloor Heating
- High Specification Integrated 'Neff' Appliances
- Sitting Room with Cosy Woodburner Stove
- Study and Utility Room
- Four Double Bedrooms
- Stunning Principal Bedroom with En-Suite
- Four Piece Luxury Family Bathroom
- Garage with Remote Door

Fakenham Office

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'Connaught House' is a beautiful example of an individually designed, contemporary property, situated on a sought after road in the market town of Fakenham.

From the moment you step inside the reception hall, you can sense the feeling of space and flexibility within this family home. The sitting room, with its engineered oak floor, is made cosy with the inclusion of a wood burning stove set on a black hearth with tiled surround, however, in the summertime, this room flows beautifully onto the raised decking to the rear aspect.

The hub of 'Connaught House' has to be its open plan kitchen/family room. Fitted with an abundance of white high gloss units and granite work surfaces, the design incorporates a stunning peninsular, high specification integrated appliances, including Neff 'hide and slide' oven, microwave, coffee machine, induction hob and extractor. This room also boasts bi-folding doors to two aspects, plus a further set of fully glazed doors, allowing the room to open almost completely to the terrace and superbly bringing the outside in.

The oak and glass staircase leads to the first floor landing space which could easily be utilised as another space to enjoy some quiet reading or an early evening sundowner. The four bedrooms are all generous size doubles, but the principal bedroom is truly delightful. Fitted with wardrobe storage and floor to ceiling windows overlooking the innovative sedum roof above the kitchen, this room is further enhanced by its en-suite shower room. The four piece family bathroom perfectly serves the other three bedrooms.

The outside space has also been thoughtfully designed, with gated entry to the blockweave driveway, and raised borders packed with a variety of plants and shrubs. The raised decking terrace to the rear is great for entertaining space, or to simply relax, whilst the lawned area is interspersed with trees and is fully enclosed.

Early viewing is highly recommended to witness our sellers attention to detail in the beautiful presentation of such a unique family home.













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 central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9248-9017-7301-0112-1950

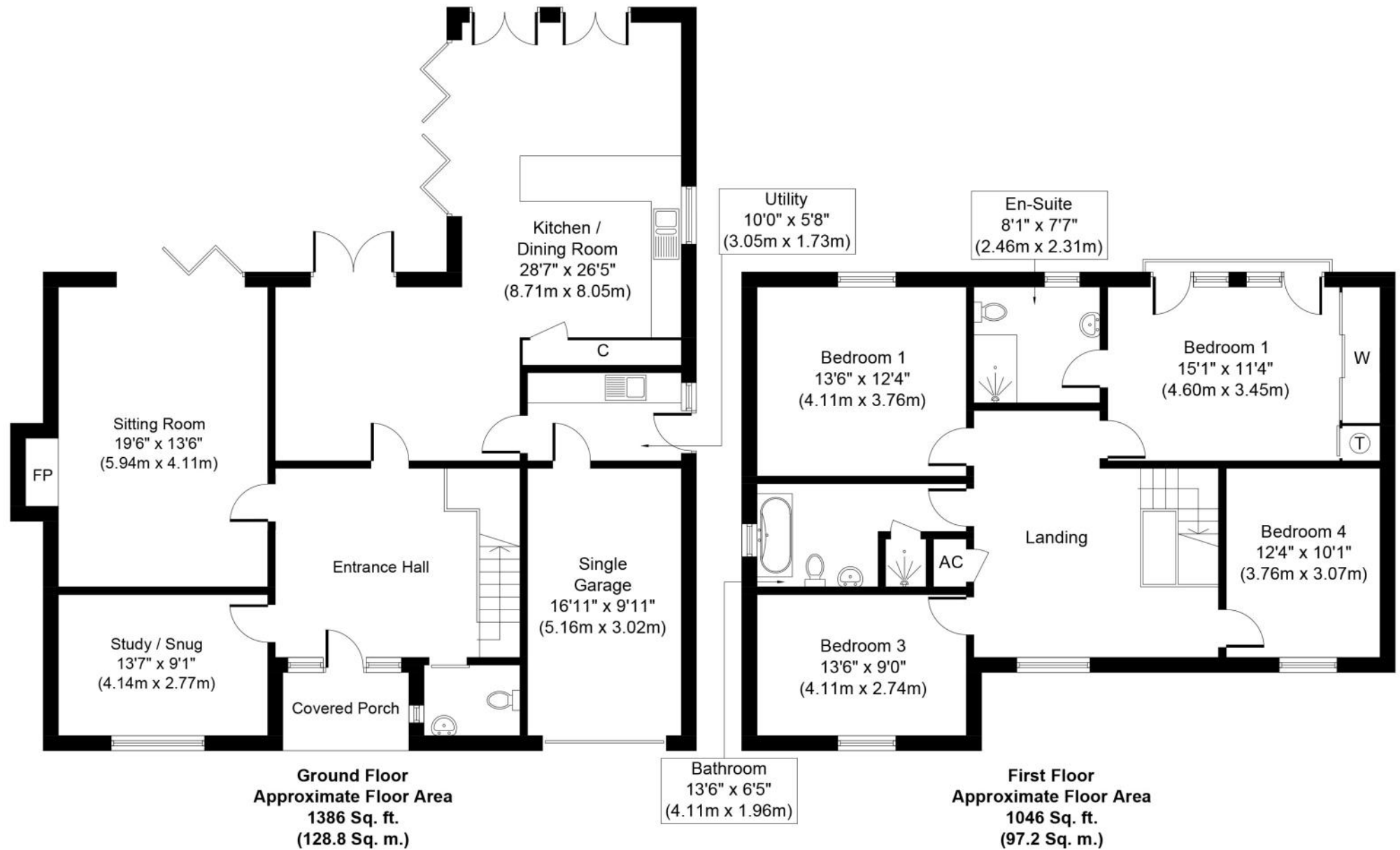
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The property is freehold.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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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