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THE STORY OF
7 The Green
Hempton, Norfolk

SOWERBYS

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7 The Green

Hempton, Norfolk
NR21 7LG

Mid Terrace Cottage

Open Fireplace to Sitting Room

Recently Modernised Bathroom

Two Double Bedrooms

Beautifully Presented Throughout

Rear Courtyard

Outbuilding/Utility Room

Popular Location

Guide Price £225,000

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“The property overlooks the pretty village green...”

Adjacent to the market town of Fakenham, is the village of Hempton, pretty with its village green, common and public house. The property overlooks the green, beyond its feature walled front boundary, with its garden and path leading to the front door.

The sitting room benefits from an open fireplace set on its raised pavement tiled hearth, ensuring a cosy glow on those chilly nights. The kitchen is compact and includes integrated appliances and

a useful butler sink. The bathroom has been beautifully modernised and includes a shower bath. There are two double bedrooms to the first floor, making this an ideal first time buyer or investment property to let.

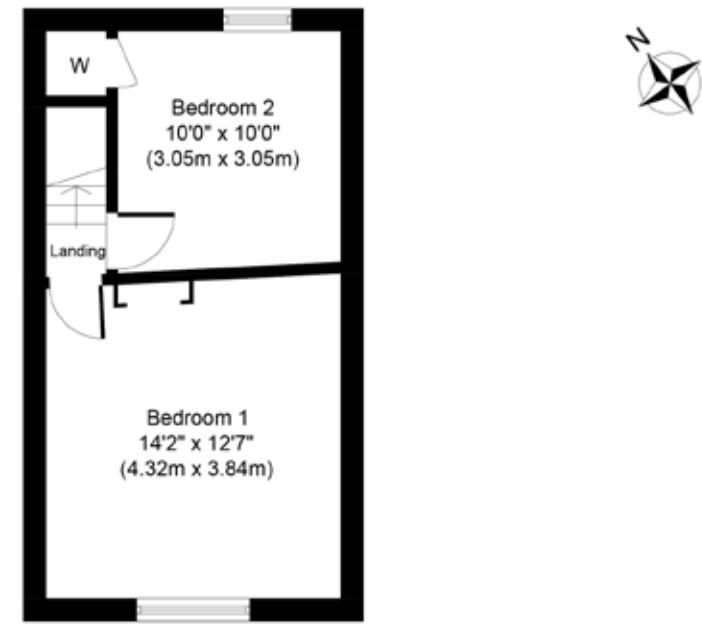
The outside space comprises a part walled garden to the front and a useful courtyard with bespoke seating to the rear. The outbuilding is a useful store and is currently used as a utility room with power, light and plumbing.



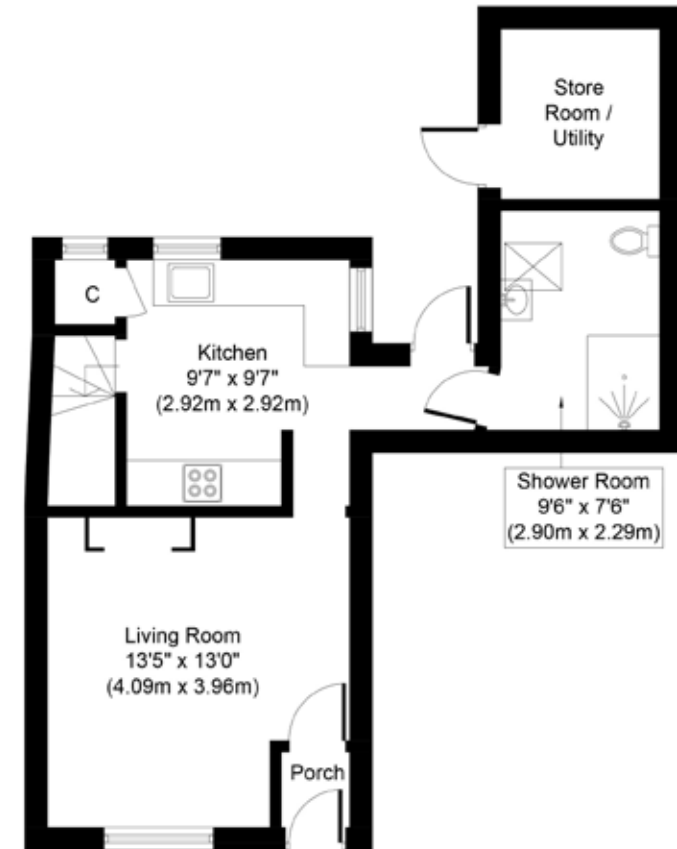


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The property is ideally situated for the town and the common for those buyers looking for dog walking territory. The playground and the pub are both within walking distance as is the village duckpond.



First Floor
Approximate Floor Area
315 Sq. ft.
(29.3 Sq. m.)



Ground Floor
Approximate Floor Area
459 Sq. ft.
(42.6 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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ALL THE REASONS



Hempton

IN NORFOLK
IS THE PLACE TO CALL HOME



A ten minute stroll along the River Wensum from Fakenham will bring you to Hempton, a charming village

on the outskirts of the bustling market town. Within easy reach of the sea, sandy beaches are just ten miles away, and the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford



is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.

Note from the Vendor



Beach huts at Wells-next-the-Sea

“We love to explore the coast nearby...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 2528-1059-6202-4896-9984

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.

TENURE

Freehold.

SOWERBYS



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