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THE STORY OF
43 Wells Road

Fakenham, Norfolk

SOWERBYS



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43 Wells Road

Fakenham, Norfolk,
NR21 9HQ



- Individually Designed
- Immaculately Presented
- Beautifully Kept Grounds
- Study, Ideal for Remote Working
- Amazing Garden Room Extension
- Double Garage
- Secure Entry
- Enclosed Garden
- Close to Town and Amenities
- No Onward Chain



SOWERBYS FAKENHAM OFFICE
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“An exceptional family home, nestled within substantial grounds.”

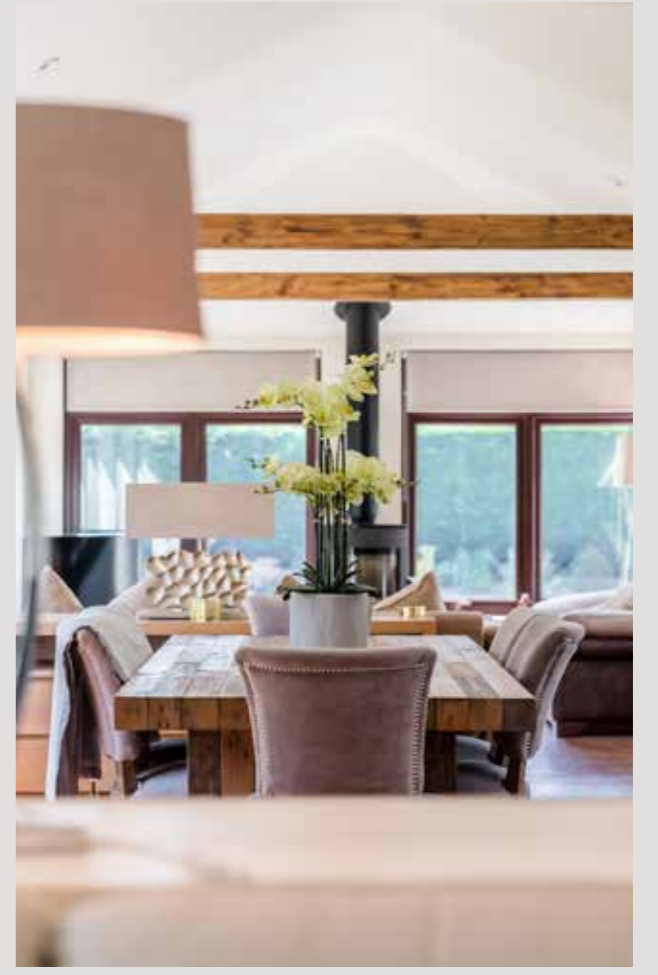
The property has been home to our vendors for sixteen years, during which time they have seen the market town of Fakenham regenerated.

43 Wells Road is well-screened from the road, sitting behind a recessed, secure gated entry, the property nestles into its substantial grounds. Built in the 80’s by a local builder for himself, the house has been modernised “by choice and not necessity” and now incorporates a stunning, contemporary rear extension, providing space in abundance. Our vendors lives were made easier when they

moved here, with the increased space and less travel time.

The property has a delightful flow to it and would suit multi-generational living. The kitchen breakfast room is both modern and quirky, with its feature ‘gin bar’, both this room and the sitting room feed into the rear garden room, which is our vendors favourite space. Flooded with light and overlooking the pretty garden it incorporates space to dine and relax, complemented by the vaulted ceiling and wood burner stove.







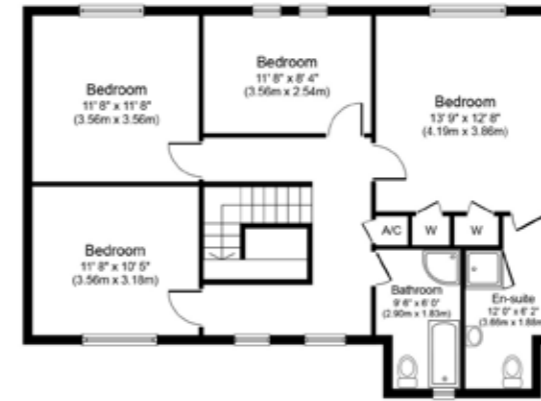


The gardens are beautifully kept and incorporate neatly manicured lawns, well-stocked borders, a choice of patios and ample parking to the shingle drive.

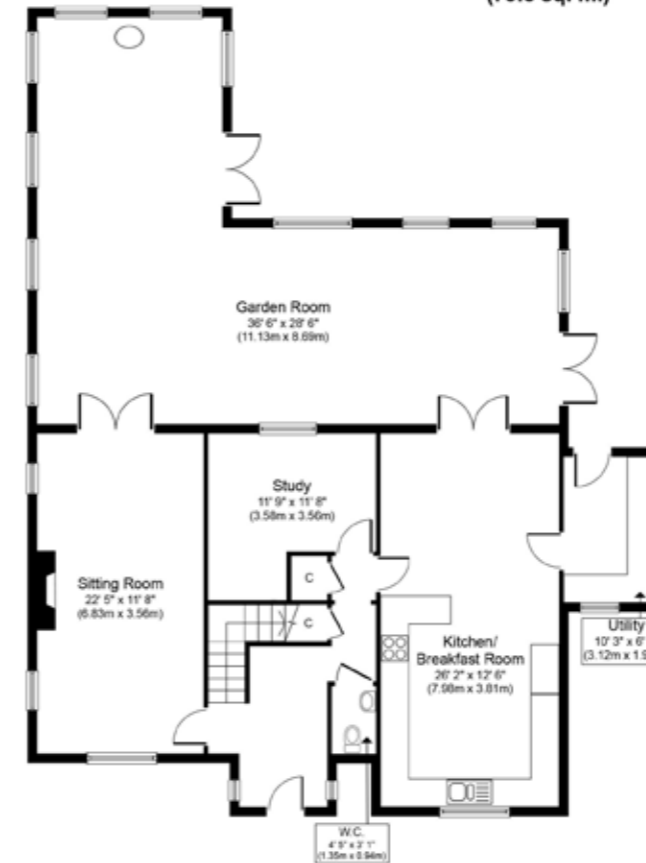
This is a very “convenient and comfy house to live in” and now it’s time for it to provide sanctuary for its new custodians.

“The view overlooking the rear garden is just beautiful.”

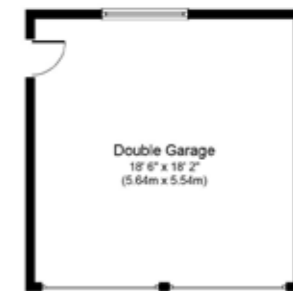




First Floor
Approximate Floor Area
857 sq. ft.
(79.6 sq. m.)



Ground Floor
Approximate Floor Area
1,678 sq. ft.
(155.9 sq. m.)



Garage
Approximate Floor Area
336 sq. ft.
(31.2 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

Fakenham

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is

top of the list. While sandy beaches are just ten miles away, 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



Sheringham

“One of our favourite places to visit nearby is Sheringham Park, it's a wonderful day out for all the family.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 5632-0626-1100-0462-7226

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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