



THE STORY OF

40 Brick Kiln Road

Fakenham, Norfolk

SOWERBYS

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Fakenham, Norfolk
NR21 8QB

Delightful New Build Style Detached House and Garage

Contemporary Living Kitchen Space

Useful Separate Utility Room

Dual Aspect Sitting Room

Second Reception Room

Principal Bedroom and En-Suite

Three Further Bedrooms

Lawned Gardens

Garage and Parking to Drive

Immaculately Presented

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“The area offers so many opportunities to get outdoors...”

Perfectly located just outside the market town of Fakenham and with easy access to the Holt and the coast, this detached home, crafted by renowned housebuilders, Lovell, sits proudly in its plot.

It is immaculately presented and makes an ideal family residence. The second reception room would make a perfect study, for those buyers working from home, or a playroom for families.

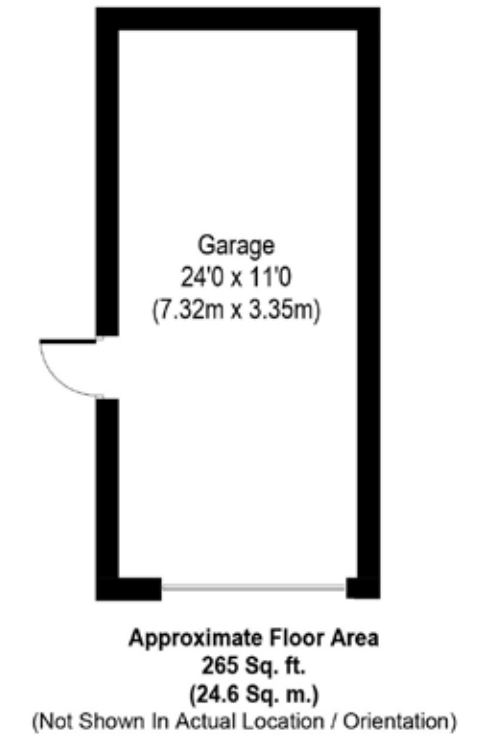
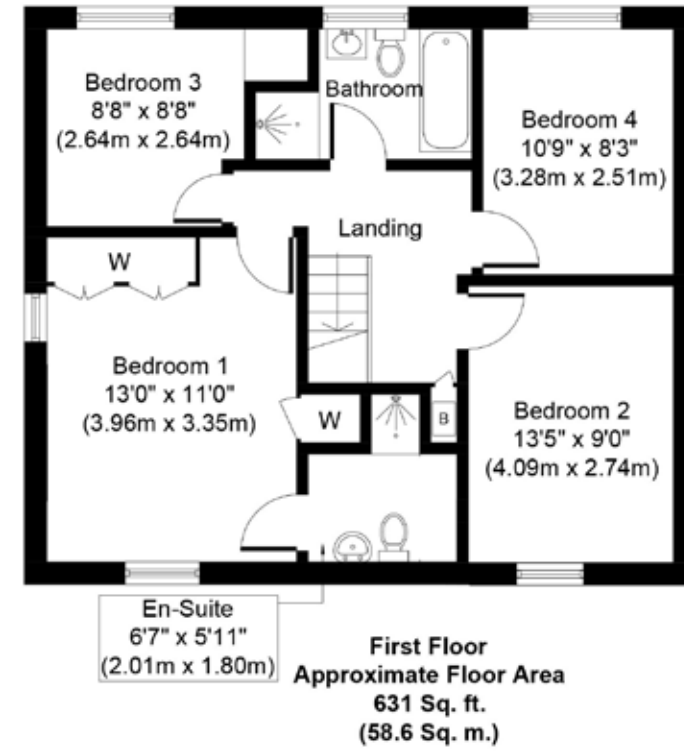
Moving into this property presents an

easy transition for those buyers who are looking for an straightforward move.

Opportunity exists in that our family had considered the removal of an internal wall, subject to consents, to provide an even bigger open-plan space, flowing beautifully into the garden.

A home with space to grow, boasting four bedrooms, and incorporating an en-suite to the principal room. It's simply ideal for families or guests.





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.

Inspiration continues outside in the garden, laid out to three sides of the property. A pretty contemplation garden has been landscaped by our vendor to one side.

Access to local amenities abounds, not to mention the perfect dog walking territory for those canine loving buyers.



“It’s great to have so much space, it’s a perfect family home...”



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 Sowerbys



Wells-next-the-Sea harbour

“The access to the town and amenities is fantastic, and it's really easy to get to the coast...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:-0767-3895-7422-2320-0265

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.

LOCATION

What3words: ///affair.rational.surcharge

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