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THE STORY OF

9 Sandy Lane

Fakenham, Norfolk

SOWERBYS

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9 Sandy Lane

Fakenham, NR21 9ES

Delightfully Located

Detached House and Double Garage

Open-Plan Living Area

Further Reception Room

Beautifully Light and Spacious

Four Bedrooms

Shower Room and Bathroom

Landscaped Gardens

Close to Town and Coast

SOWERBYS FAKENHAM OFFICE

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“A light, comfortable and airy home within a friendly community.”

It should come as no surprise that this home has been welcoming family and friends for many years.

Standing proud in its generous size plot, set back from the road in an elevated position, overlooking the familiar oak tree, which has become a favourite view of our vendors. The property is brimming

with modern day living space as our vendors have “made it home”.

As a family looking for an open-plan living area, plus a further reception room to have space and time to contemplate or work remotely, this property fulfils that requirement.



The open-plan space has been beautifully modernised. The stunning kitchen provides another favourite view, overlooking the pretty rear garden.

“The light through the house and the sunlight in the garden are just a part of what makes this home special.”



The areas for dining and sitting are clearly defined to provide an ideal environment to socialise and entertain. Not forgetting space to prepare in the separate utility room.

On the first floor, the well laid out four bedrooms are served by both shower and bathrooms.

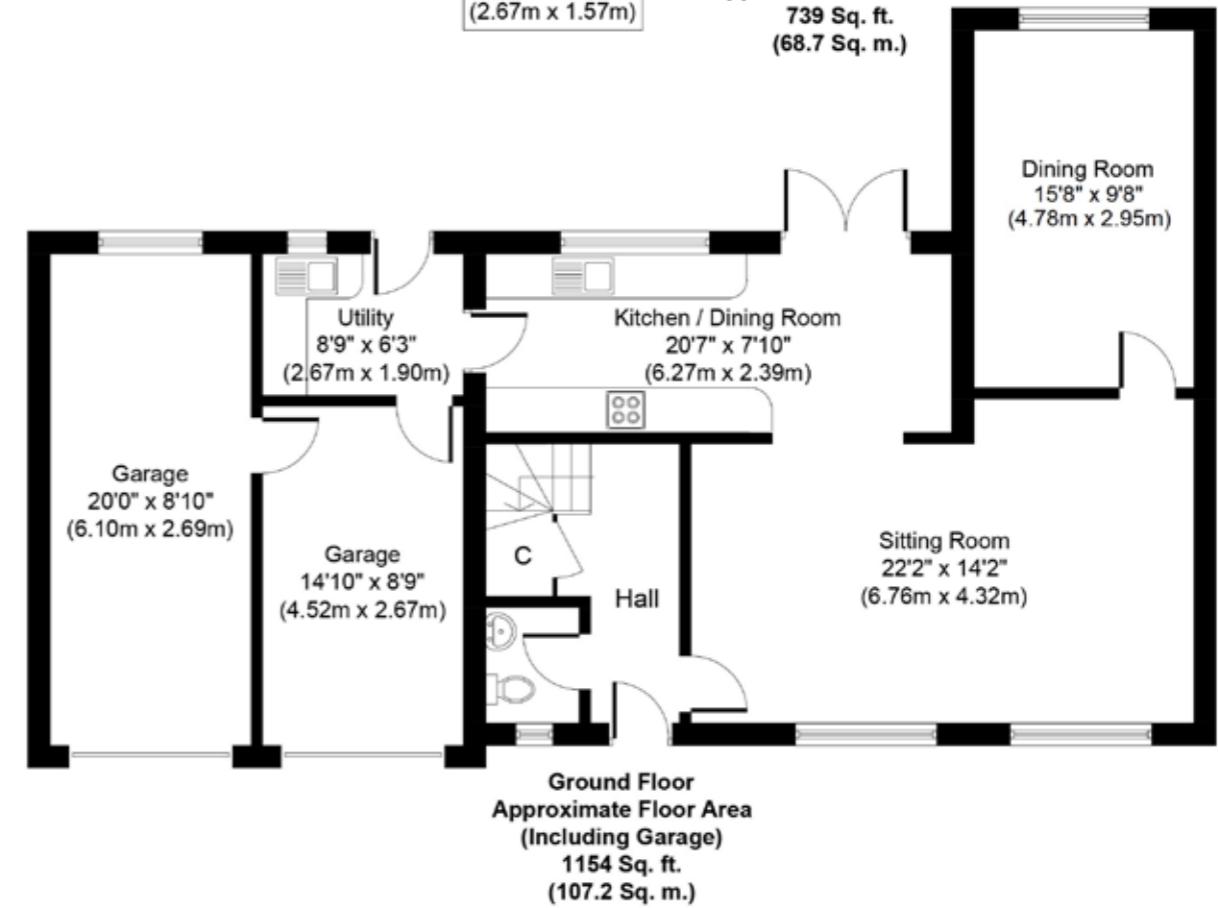
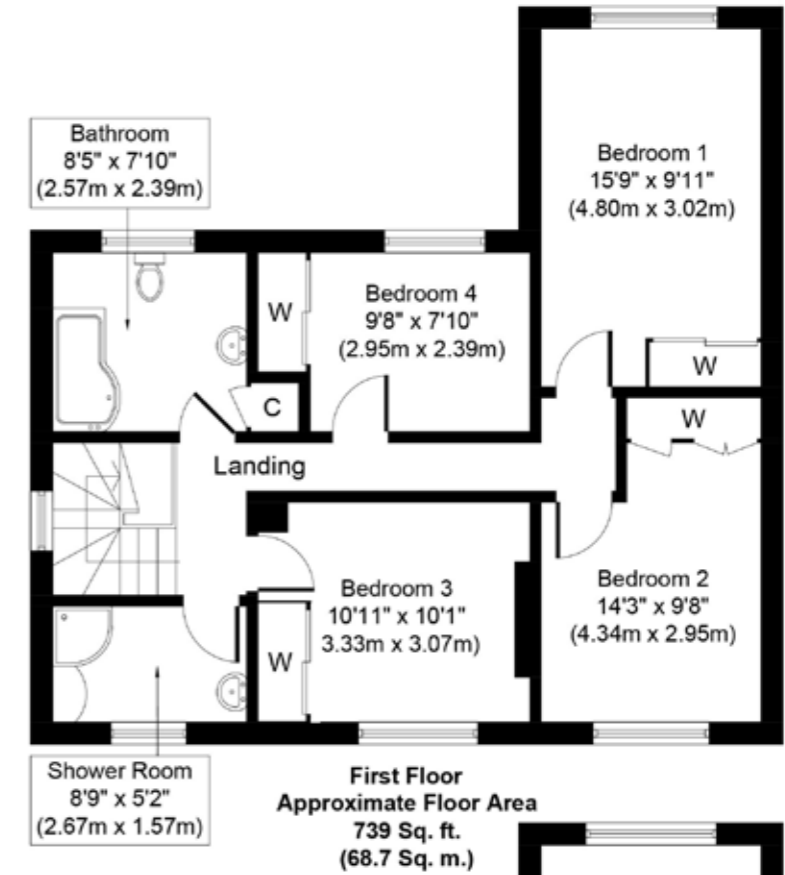




The gardens have been delightfully landscaped with the recent addition of a curved wall to the rear, and a superb patio. The borders are well-stocked with a variety of established planting, framing the rear perfectly.

9 Sandy Lane gave the current owners more space in a bigger and better home, with excellent access to the river Wensum, idyllic walks, the town and its amenities, Sculthorpe Moor and of course the beautiful north Norfolk coast.

Whilst our vendors are now ready to downsize, they have simply loved living in this light, comfortable and airy, home sweet home.



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.



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



Wells-next-the-Sea

“There's great access to the coast, Wells-next-the-Sea is only 10 miles away.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 5837-0629-1200-0059-3276

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: ///assess.insulated.delight

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SOWERBYS



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