



THE STORY OF

20a Holt Road

Fakenham, Norfolk

SOWERBYS



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20a Holt Road

Fakenham, Norfolk
NR21 8BQ

Contemporary New Home

Sociable Open Plan Accommodation

Two Bedrooms

Enclosed Turfed Rear Garden

Off Road Parking

Within Walking Distance of the Town and Amenities

New build bungalows, close to town are something of a rarity. Which means we are very proud to offer this two bedroom, detached bungalow built by local developers, Garrod Developments, to a delightfully high specification.

The kitchen family room is fully fitted, finished with quartz work surfaces and integrated 'Neff' appliances, including the renowned, slide and hide oven for those aspiring 'Bake Off' contestants! The doors leading to the rear garden ensure maximum sociability when entertaining. A useful utility room has also been

included, allowing another entry into the bungalow ensuring practicality. The principal bedroom boasts an en-suite shower room and the second bedroom is served by the adjacent bathroom.

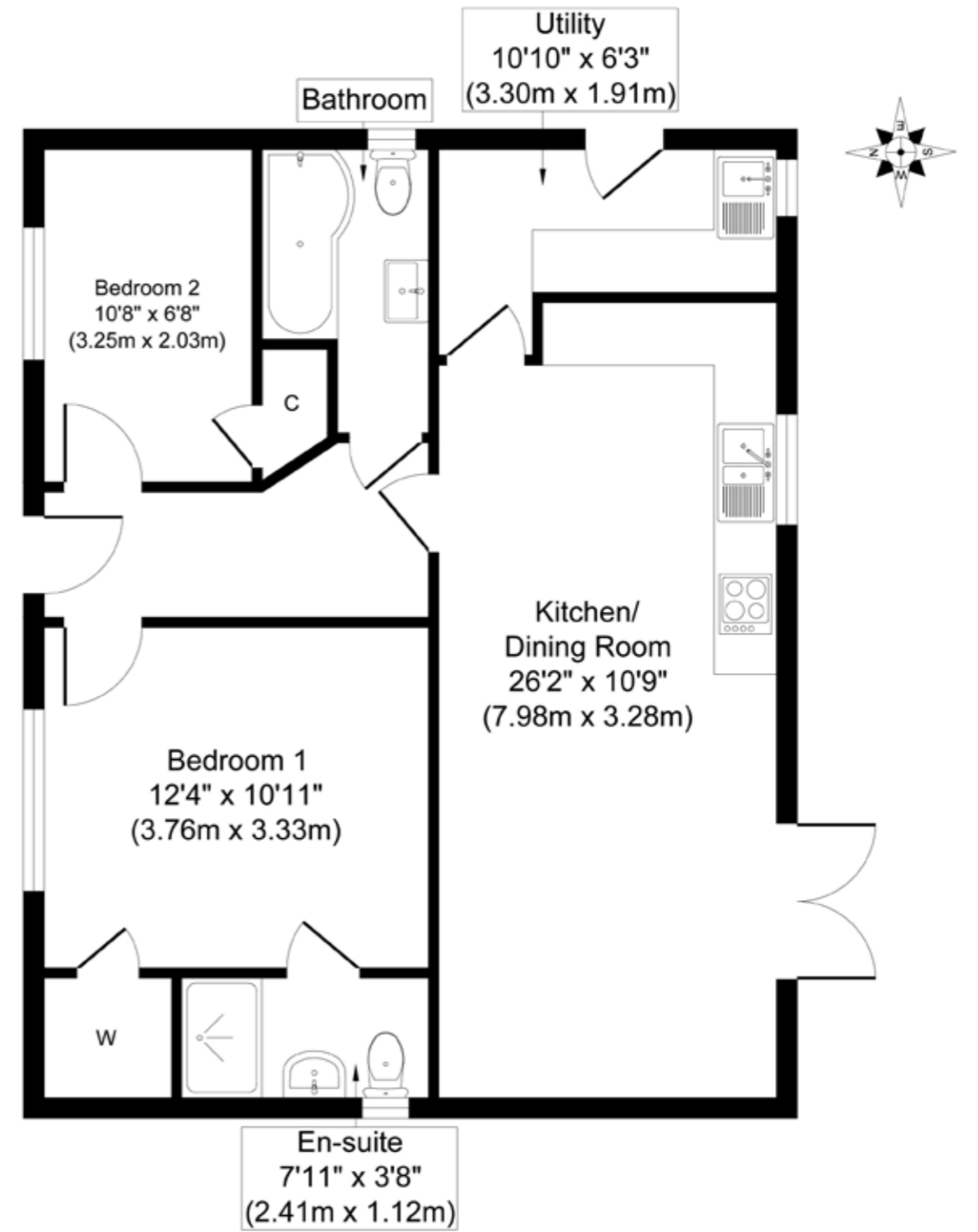
There is off road parking to the drive and the part walled garden has been landscaped, finishing off this perfect, ready to move into residence,

Holt Road is just a short walk from the town and it's amenities and could easily provide sanctuary to those buyers looking for their ideal new home.

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



Approximate Floor Area
715 sq. ft
(66.42 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 Valuer



Fakenham weekly market

“The property is perfectly positioned just a short walk from the town and all its amenities”

THE VALUER



ENERGY EFFICIENCY RATING

To be confirmed.

TENURE

Freehold.

LOCATION

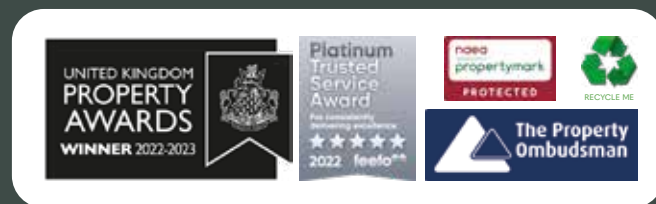
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AGENT'S NOTE

Please note some internal images have been virtually dressed for representative purposes.

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.

SOWERBYS



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