



THE STORY OF

15 Seppings Road

Fakenham, Norfolk

SOWERBYS

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15 Seppings Road

Fakenham, Norfolk
NR21 9RB

Delightfully Presented Family Home

Located on a Double Size Plot

Spacious and Flexible Reception Rooms

Ground Floor Bedroom

Ground Floor Bathroom

Three Bedrooms to First Floor

Shower Room to First Floor

Beautifully Mature Landscaped Gardens

Double Garage and Store

Desirable Location

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“Spacious and homely, 15 Seppings Road has allowed multi-generational living, within a lovely area. ”

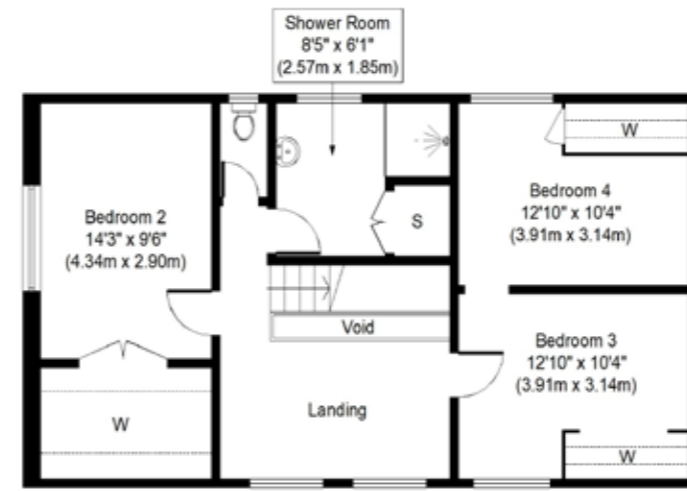
This delightful family home benefits from refurbishment and reconfiguration and has welcomed family and friends.

Given the property was built on a double plot, it sits comfortably within its landscaped gardens, towards the bottom of the cul-de-sac. Built in a chalet style, it perfectly accommodates ground floor living. Our vendors have reconfigured the ground floor to provide a well proportioned principal bedroom served

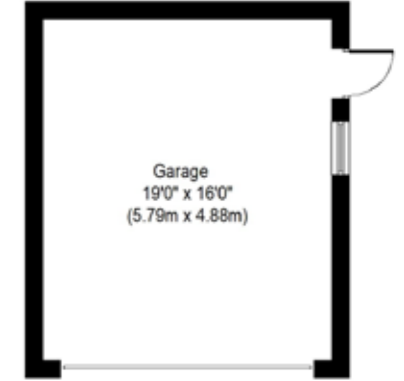
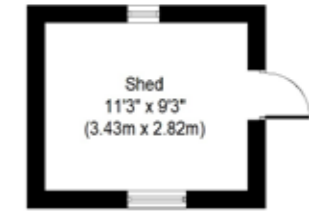
by a modernised bathroom.

The property has given our vendors more space and multi-generational living, with good access into town. A particular favourite is the ever increasing market on a Thursday, when the town is closed to traffic and the hustle and bustle of the traders and the weekly auction can be enjoyed. The High School is easily accessed, making it an enjoyable experience to walk to school.



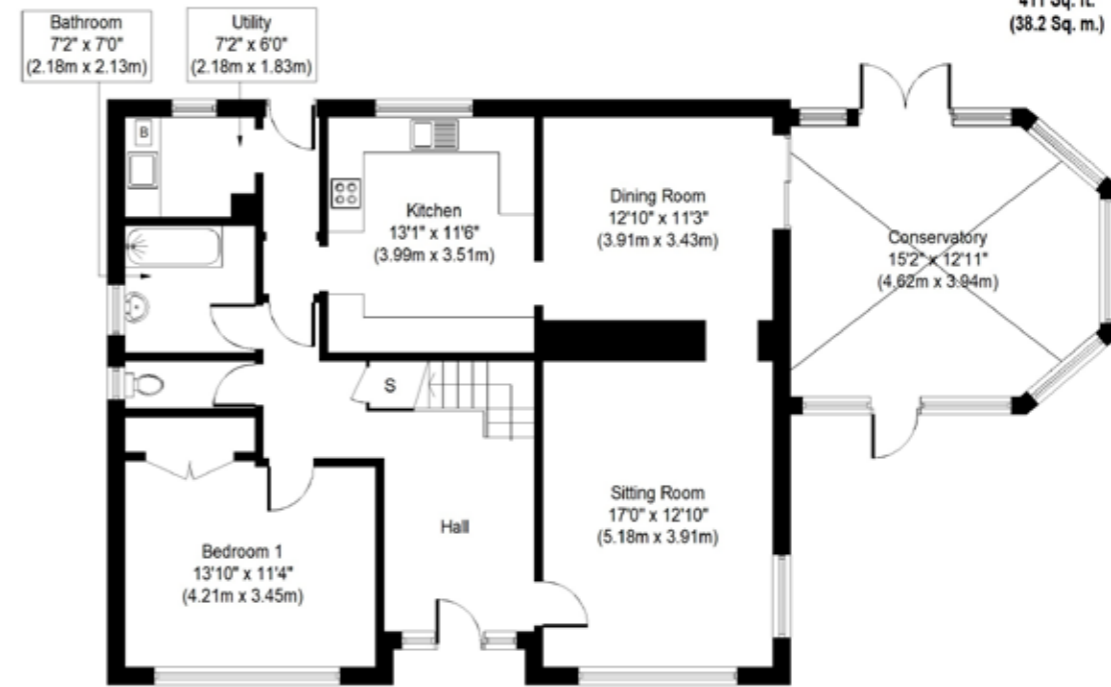


First Floor
Approximate Floor Area
758 Sq. ft.
(70.4 Sq. m.)



(Not Shown in Actual Location / Orientation)

Outbuildings
Approximate Floor Area
411 Sq. ft.
(38.2 Sq. m.)



Ground Floor
Approximate Floor Area
1347 Sq. ft.
(125.1 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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There is much potential to make further changes given the reception and kitchen space. The garden room is a triumph to be used all year round, leading beautifully into the rear garden. Much time has also been spent outside, creating a well stocked, mature garden, including a thriving vegetable patch.

Our vendors enjoy living in a friendly community with, in their words, an “ideal neighbour.” They have embraced the area and Fakenham in particular, and would urge any buyers looking to move to north Norfolk, close to the coast, to consider the area and all it has to offer.

It is time for this spacious, homely and friendly property to be enjoyed by its next custodian, writing new chapters in a continuing story.....





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



Fakenham Market

“Fakenham is full of life, particularly on a Thursday with the hustle and bustle of the market traders...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 2110-3009-2206-7197-4200

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: ///tungsten.secret.javelin

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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