



THE STORY OF
15 Gladstone Road
Fakenham, Norfolk

SOWERBYS

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15 Gladstone Road

Fakenham, Norfolk,
NR21 9BZ

Delightfully Presented Family Home

Stunning Open-Plan Contemporary Family Room

Modernised Kitchen to Include Integrated Appliances

Ground Floor Living Space

Four Bedrooms and Two Bathrooms to First Floor

Underfloor Heating to Ground Floor

Solar PV Panels

Landscaped Gardens

Off Road Parking

Close to Town

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“We love the peace and quiet, whilst being just a few steps from the town.”

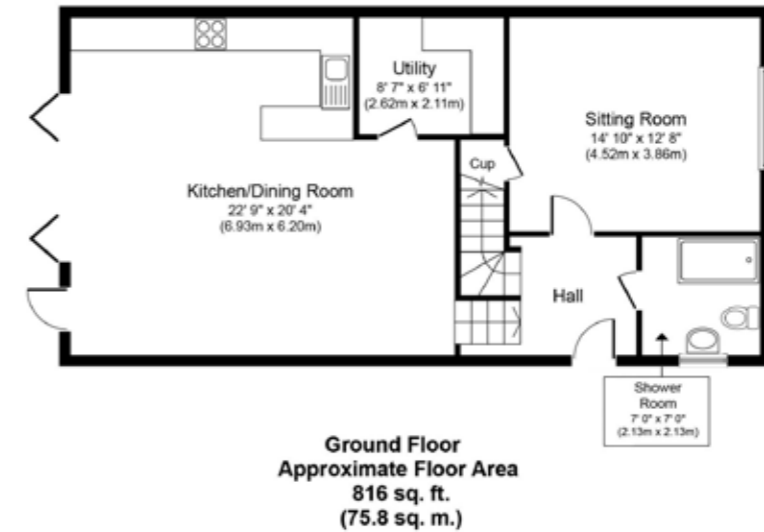
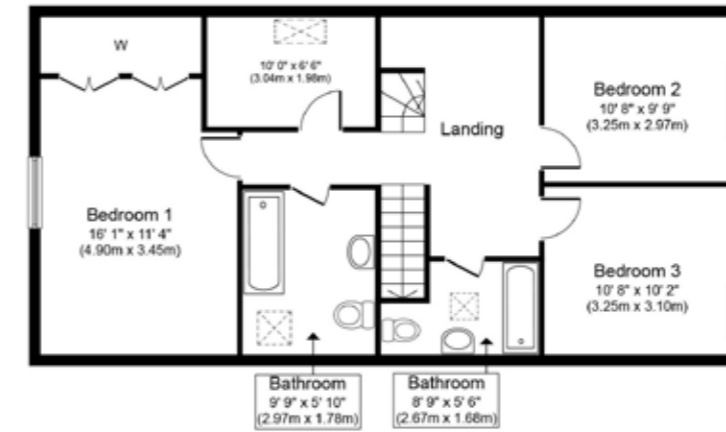
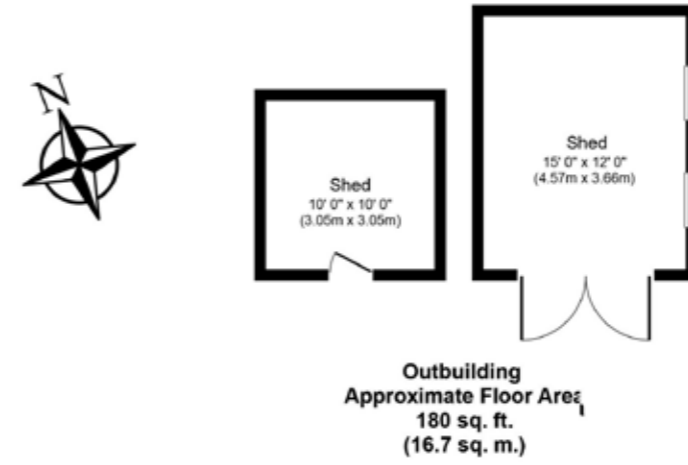
Just a stone's throw from the town, 15 Gladstone Road is perfectly placed to reach all of Fakenham's amenities, not least the busy Thursday market and auction, when the market place is closed to through traffic.

This individually designed family home nestles into its plot with off-street parking to its frontage. The open-plan kitchen/family room has been recently modernised with a beautiful, newly fitted range of units by local company Kitchens Etc. The space is perfect for entertaining and socialising, leading nicely onto the decked area of the garden.

The house has given our vendors the access to town that they were looking for, more room, peace and quiet and better access to the outdoors, particularly the north Norfolk coast.

Whilst the ground floor of the house currently provides a further reception room, it could easily double as a bedroom situated close to a shower room. Upstairs the landing is divided to provide two bedrooms and two bathrooms to either side. The loft has been fully boarded, providing an excellent storage space, whilst also offering potential for conversion, subject to all necessary consents.





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.



The outside space has been beautifully landscaped to provide a stunning decked area, where the view of the church is a favourite of our vendors and the garden's lawned area is delightfully framed by its mature, well stocked borders.

If you are looking for a multi-generational lifestyle, this house could provide it. A home where you can share the open-plan family space and garden. The air source heating, providing underfloor to the ground floor and the solar PV panels ensure the property is economical to run.

For our vendors, a new life beckons, but for those seeking a contemporary home, situated in town, whilst being close to the coast, start writing a new chapter now...





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

“We've had more space inside and out, with great access to outdoors. It's really easy to get to Pensthorpe and to Wells.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Solar panels and air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 0764-3831-7979-9491-2435

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: ///

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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