



THE STORY OF

# 20 Holt Road

*Fakenham, Norfolk*

SOWERBYS





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# 20 Holt Road

Fakenham, Norfolk  
NR21 8BQ



- Immaculately Renovated Bungalow
- Sociable Open Plan Accommodation
- Two Bedrooms
- Enclosed Turfed Rear Garden
- Off Road Parking

## Within Walking Distance of the Town and Amenities



So very often we are asked for bungalows close to town, now we can share our latest new instructions with those buyers.

Local developers 'Garrod Developments' have completely renovated and reconfigured this stunning bungalow home.

Buyers should prepare themselves for a high specification finish and some innovative ideas, including the underfloor heating.

The kitchen comprises a stunning family room, with beautiful fitted units, quartz work surfaces and integrated Neff

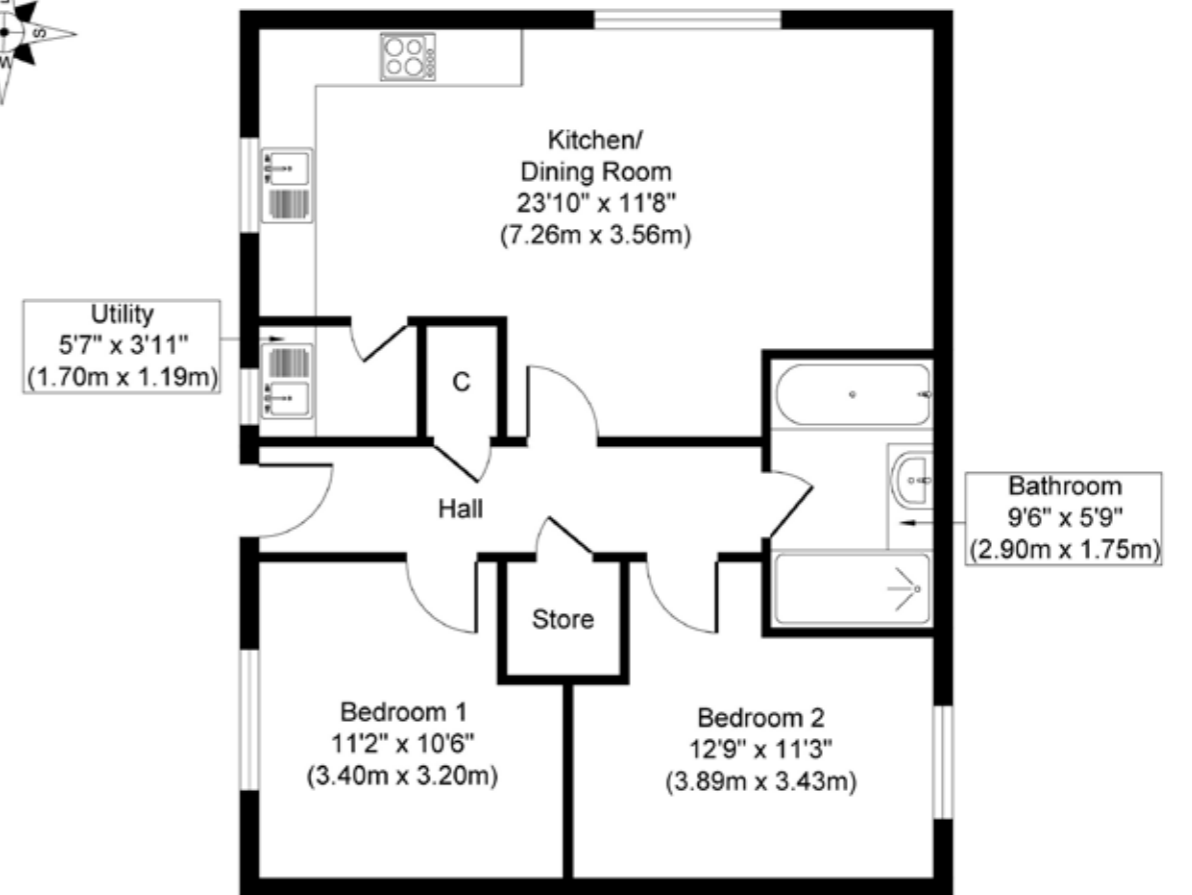
appliances, including a slide and hide oven for those who aspire to 'Bake Off'.

The bathroom is another triumph, incorporating a four piece suite that includes a separate shower, ensuring the two double bedrooms are best served.

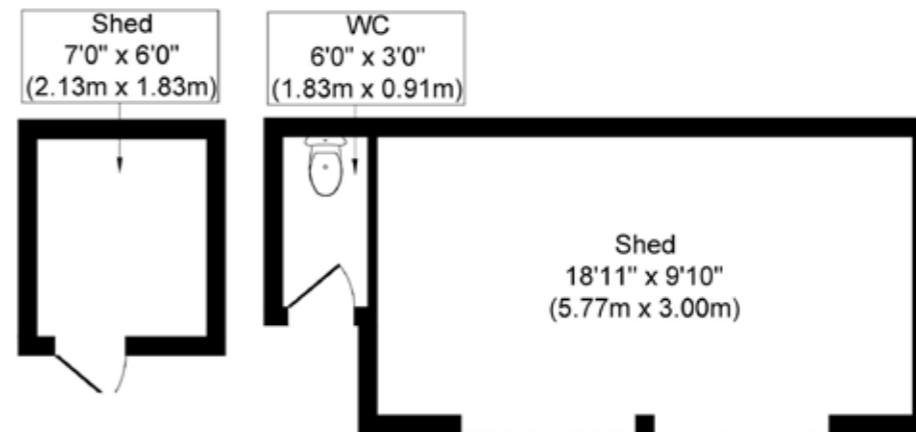
The outside space has been carefully thought out, with parking to the drive. The rear garden is part walled and turfed, with an Indian sandstone patio. There is a useful outside w.c and a delightfully renovated outbuilding that could be used as a covered garden room, or a very useful store.

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**Approximate Floor Area**  
**715 sq. ft**  
**(66.42 sq. m)**



**Outbuildings**  
**Approximate Floor Area**  
**248 sq. ft**  
**(23.03 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.

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

What3words: /// ///veto.displays.removable

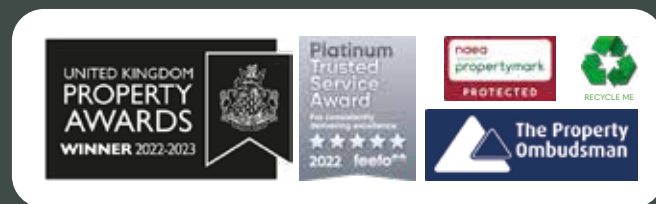
## AGENT'S NOTE

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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