



THE STORY OF

# 52 Salmons Way

*Fakenham, Norfolk*

**SOWERBYS**



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# 52 Salmons Way

Fakenham, Norfolk  
NR21 8NG

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Detached Bungalow Situated on Corner Plot

Open Plan Living space, Garden Room and  
Three Generously Sized Bedrooms

Principal Bedroom with Private En-Suite and  
all Bedrooms Fitted with Wardrobes

Part Walled Garden, Driveway and Garage Parking

Solar Panels and Battery Inverter System

It is perhaps no surprise this detached bungalow home has been the pride and joy of our vendors who purchased it from new and made changes and additions to the original plans over the years.

Built in a traditional style by local developer Necton Management, our vendors chose to add the entrance porch and garden room to the original specification. Whilst also keeping the living area open plan.

Our sellers have loved the market town and its amenities, close to shops, doctors, the north Norfolk coast, with Hunstanton, Wells, Blakeney and Sheringham being amongst

their favourites and with an improved bus service since they moved here, the accessibility and proximity are even better. Dog walks by the River Wensum in town have also been a day to day routine.

The accommodation includes three bedrooms with the principal bedroom complemented by its very own en-suite shower room and fitted wardrobes. The second bedroom with its bay window frontage and plantation shutters is also complemented by beautifully fitted wardrobes. The third bedroom has been fitted with cupboards and presently is used as a utility room. This room could easily be used as a study or bedroom.

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Accessed from the kitchen, the garden room with its electric underfloor heating is delightfully warm in cooler temperatures and beautifully warmed by the sun in the summer. Our vendors currently use this room for dining with a second option to dine in the main reception room, another favoured spot overlooking the part walled rear garden.



The outside space is shingled to the side and front, running up to the drive, leading to the single garage with a personal door to the garden. The garden is made private and enclosed by its part wall and fencing.



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



“We loved walking along the river for our dogs’ walks; the ever-changing seasons made this area very beautiful.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating with electric underfloor heating to garden room.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2218-6029-7315-5288-2984

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

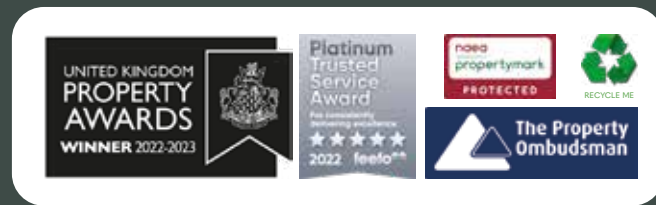
Freehold.

LOCATION

What3words: ///streaks.aimed.dupe

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# SOWERBYS



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