



THE STORY OF

# 12 Whitelands

*Fakenham, Norfolk*

SOWERBYS



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THE STORY OF

# 12 Whitelands

Fakenham, Norfolk,  
NR21 8EN

Beautifully Presented Family Home

Town Location

Walking Distance of All Schools and Sixth Form College

Extended and Modernised to Provide  
Contemporary Family Living

Standout Feature Scandinavian Wood-Burner Stove

Four Bedrooms

Landscaped Garden

Off-Road Parking to Front Drive

Garage

Viewing Highly Recommended

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“...the focal point is the stunning  
Scandinavian log-burner.”

This immaculately presented family home is situated in the market town of Fakenham and really should be viewed to fully be appreciated.

Our vendors have loved their home since they moved in nine years ago. Adapting it to fit in with their lifestyle, they made significant changes to the ground floor living space, reconfiguring it to provide a contemporary feel. The modernised kitchen extends to a utility area and the peninsular breakfast bar is a hub for family and friends to sit and enjoy its sociability and entertaining atmosphere.

Further space provides more formal dining and sitting areas. It must be said the focal point, as you walk into the living area, is the stunning Scandinavian log-burner, offset, at right angles, in the chimney breast.

Upstairs, the two storey extension provides three double bedrooms, all with well thought-out storage, and a pretty dressing room which would make an ideal nursery or fourth bedroom for a young child.









The property was turned from a house into a home, including its enclosed rear garden, landscaped beautifully to include a porcelain tiled patio and path that extends to the side of the house. There is off road parking to the front drive and the title includes a single garage to the rear of the property.

The transformation has been a labour of love and includes the decoration, use of wall panelling and extensive lighting modes throughout the house.

Whilst this family home is wonderful to reside in and our vendor refers to it as “my heaven” the location gives access to all of the local amenities, not least walking distance to schools and college for all ages. The north Norfolk coast also beckons just a fifteen minute drive away, where more of our local ‘heaven’ can be enjoyed all year round.







First Floor  
Approximate Floor Area  
563 sq. ft  
(57.32 sq. m)



Garage  
Approximate Floor Area  
131 sq. ft  
(12.19 sq. m)

Ground Floor  
Approximate Floor Area  
654 sq. ft  
(60.79 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 Sowerbys



“...the property was turned from a house into a home, with the rear garden landscaped beautifully.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 5300-6699-0822-7392-3943

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: ///heap.overgrown.fiction

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# SOWERBYS



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