



THE STORY OF

36 Sandy Lane

Fakenham, Norfolk

SOWERBYS

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36 Sandy Lane

Fakenham, Norfolk,
NR21 9EZ

Town Location

Detached, Bay-Fronted House

Generous Garden

In and Out Driveway

Potential to Extend

Freehold

Three Bedrooms

SOWERBYS FAKENHAM OFFICE

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“It’s a home that holds so much potential...”

A wonderful opportunity to transform and modernise this detached bay-fronted property on a much coveted road in the popular market town of Fakenham.

Having been extended to the rear of the property, the reception spaces at 36 Sandy Lane offer generously proportioned rooms, one with a large bay window allowing light to flood in, and the other with french doors leading into the large back garden. Subject to obtaining the necessary consents, the property could easily be remodelled or extended further to offer a more contemporary layout. Upstairs there are three bedrooms, a bathroom and a

separate WC, with the principal bedroom benefiting from the bay window overlooking the front aspect.

Sit on a generous and mature plot, the home offers any keen gardener the opportunity to create a wonderful outside space. With a detached garage, and an ‘in and out’ driveway to the front of the property there is parking space for multiple vehicles.

This home offers a wealth of potential and will no doubt make a delightful family home, enjoyed by the next custodian just as much as it has by the current family for the last half a century.





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 Glass, reconnect with nature at Pensthorpe Glass, 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 town centre

“...with a rich history, strong community, and close proximity to coast and countryside, Fakenham is a wonderful place to call home.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 4634-4029-9300-0109-4226

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: ///lemons.placed.hopefully

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