



THE STORY OF

Anchordown

Fakenham, Norfolk

SOWERBYS



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Anchordown

51 Wells Road, Fakenham,
Norfolk, NR21 9HQ



Semi-Detached Three Bedroom Property

Potential to Modernise

Large Garden

Garage for Added Practicality and Ample Parking

Town Location



Anchordown is a well-presented semi-detached property which has been extended over time providing a wealth of bright and spacious accommodation. Set on a generous plot, with ample parking and a detached garage.

Afforded the convenience of being just a short stroll away from Fakenham town centre, this lovely property would make the ideal family home. You are welcomed

through an original front door with stained glass windows allowing light to flood into the entrance hall. Having been extended to the rear, an open-plan kitchen/dining room which overlooks the rear garden was added, interlinked with the large living room with bay windows. Many features have been retained throughout the house, enabling the next custodian the opportunity to enhance these features whilst modernising the property.

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The property is well-positioned within its plot, allowing for ample off-road parking to the front and side which leads down to the detached garage. For those who are keen to really get stuck into a garden, there is a generously sized garden to the rear, which is predominantly laid to lawn and is bordered by shrubs and flower beds. There is a summer house and sheds also for storage. To the end of the garden, there was once a vegetable plot just waiting for the next owner to start growing their own produce.

This home offers a wealth of space and makes the ideal family home. It's proximity to local schools and amenities, alongside its potential to modernise make it a desirable town property.



First Floor
Approximate Floor Area
468 sq. ft
(43.47 sq. m)



Outbuilding
Approximate Floor Area
254 sq. ft
(23.56 sq. m)



Ground Floor
Approximate Floor Area
664 sq. ft
(61.66 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 Sowerbys



“This property is located just a short walk to Fakenham town centre and all it has to offer.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8600-5386-0122-2324-3743

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

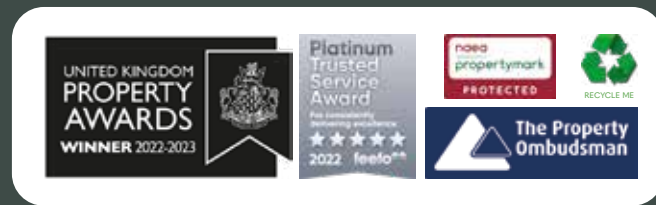
Freehold.

LOCATION

What3words: ///pesky.wordplay.cashier

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