



THE STORY OF

# 24 North Park

*Fakenham, Norfolk*

**SOWERBYS**





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# 24 North Park

Fakenham, Norfolk  
NR21 9RQ



Detached Three Bedroom Bungalow

Sitting/Dining Room

Town Location

Driveway and Garage

No Onward Chain



A delightful and well-presented detached bungalow located in the popular market town of Fakenham. Offered to market with no onward chain, with three bedrooms and situated on a corner plot.

Located on the outskirts of Fakenham, but still a short walk into the town centre, 24 North Park provides a brilliant opportunity to purchase a detached bungalow which holds the potential to be modernised or altered, creating a wonderful single-story home.

The accommodation on offer provides a light and spacious living and dining area looking out onto the front garden.

The kitchen is fitted with a range of cabinets and built-in appliances, and also gives access to the side of the property and into the gardens. The three bedrooms, all located to the rear of the property, are of a generous size, with one holding the potential to be used as a dining room; and finally the bathroom with a neutral three-piece suite.

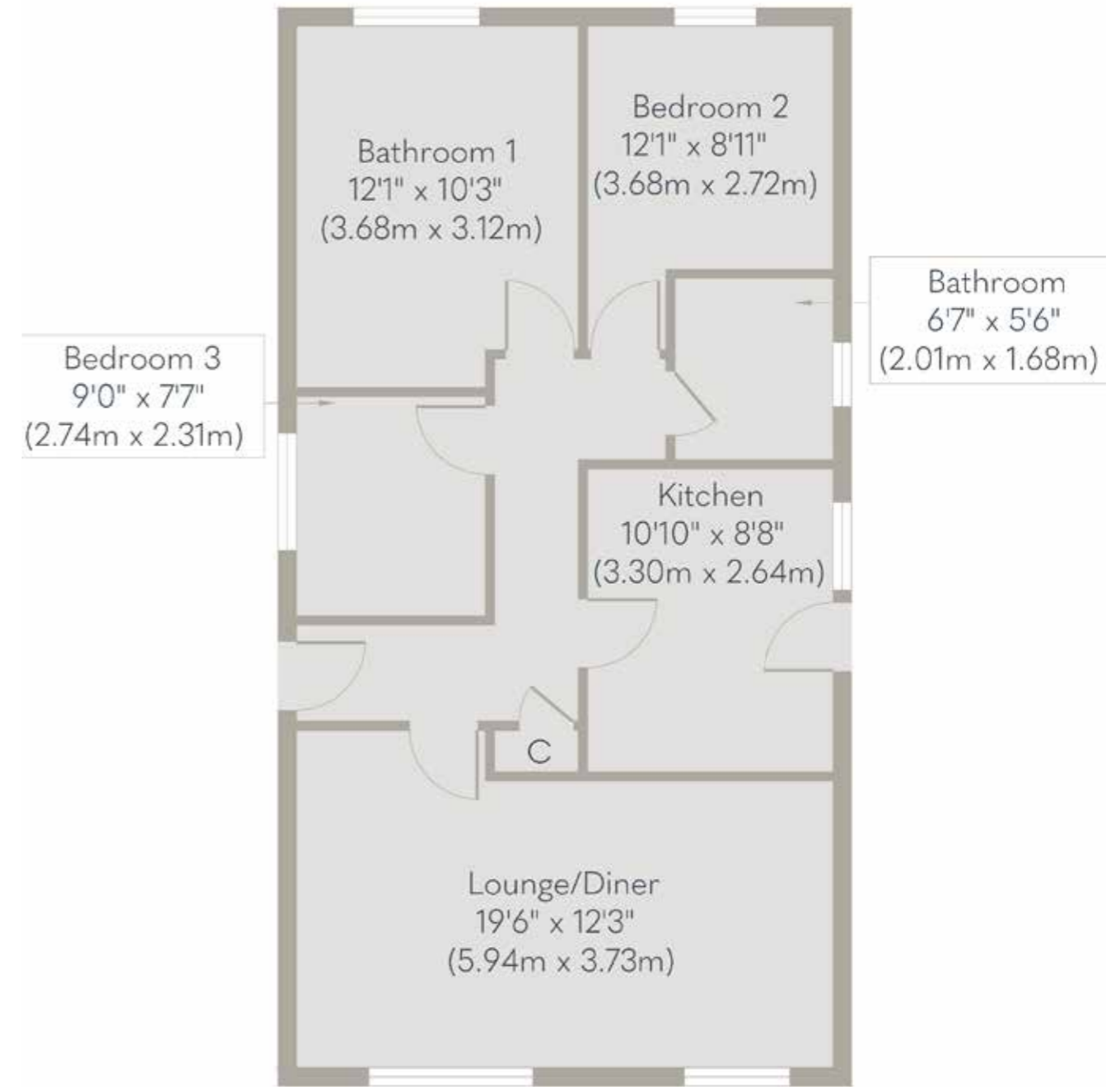
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Set on a corner plot, the gardens have enormous potential. To the rear of the garden is a detached garage which benefits from a new roof, and a driveway to its approach. The garden could easily be landscaped to extend the existing parking, or perhaps to make the garden more enclosed.



This property offers a brilliant opportunity to purchase a spacious detached bungalow with a low maintenance garden, and the potential to be acquired furnished if desired, and with no onward chain.



Approximate Floor Area  
738 sq. ft  
(68.53 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



“A delightful and well-presented bungalow in walking distance of Fakenham town centre.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To Be Confirmed

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: ///conqueror.method.smiling

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# SOWERBYS



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