



THE ORCHARD

Affordable Luxury Homes

HOMES BY MAISON CHIC



INTRODUCING

The Oak (Plot Two)

The Orchard, 169 Holt Road, Fakenham, Norfolk,
NR21 8JF

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Contemporary Living at Its Best

Spacious Open-Plan Kitchen/Dining and Reception Room

High Specification Finish

Four Bedrooms

En-Suite and Four Piece Family Bathroom

Garage and Driveway Parking

Air Source Heating and Solar Panels for Energy Efficiency

Beautifully Established Landscaped Gardens

Exclusive Tucked Away Development

Viewing is Highly Recommended

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SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



Tucked away in a private cul-de-sac position and enclosed by traditional park fencing delineating the boundaries, 'The Orchard' is an exclusive development of three uniquely designed properties, combining brick and flint and contemporary cladding with grey aluminium windows. Plot 2, The Oak, has a delightful, enclosed rear garden with established planting and a patio area.

The property provides contemporary living at its best with its beautifully light reception hall with vaulted glazed front gable and unique features such as a curved block glass wall leading to the open plan L-shaped kitchen with Rangemaster and reception space. This space provides dining and sitting areas flooded with natural light from the bi-fold doors. Both sets of doors lead to the enclosed rear garden space. A downstairs cloakroom completes the ground floor accommodation.

“The property provides contemporary living at its best.”

The first floor boasts four well-proportioned bedrooms. The principal room is complemented by an en-suite with double wash hand basins and the remaining bedrooms are served by the four piece family bathroom.

The house is designed to be energy efficient with solar panels and air source heating supplying underfloor heating to the ground floor and radiators to the first floor. The driveway provides ample off road parking and the garage is integral with remote controlled door. EV charger wiring is available.

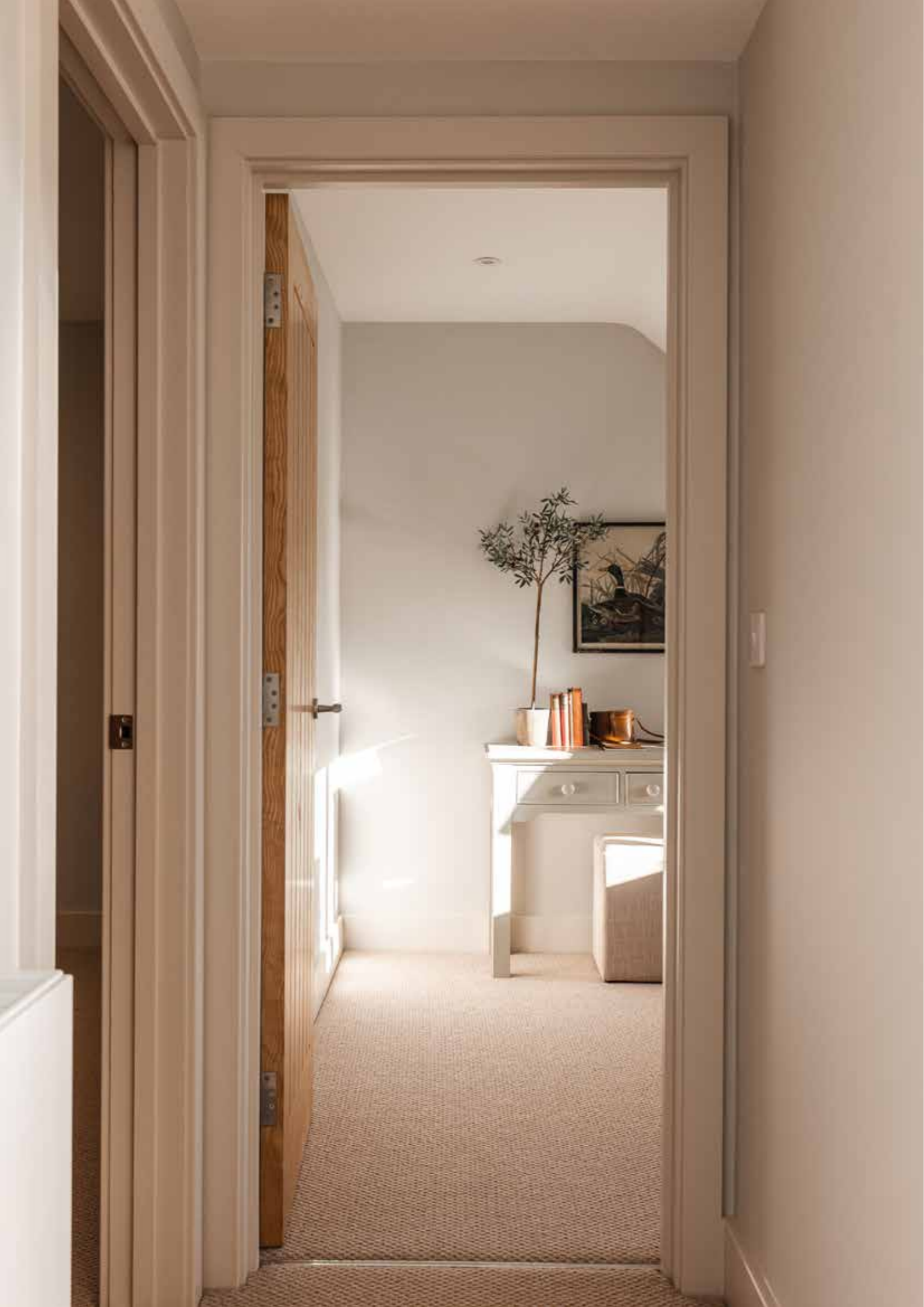
Viewing is highly recommended.





“This space provides dining and sitting areas flooded with natural light from the bi-fold doors.”







About the Developer

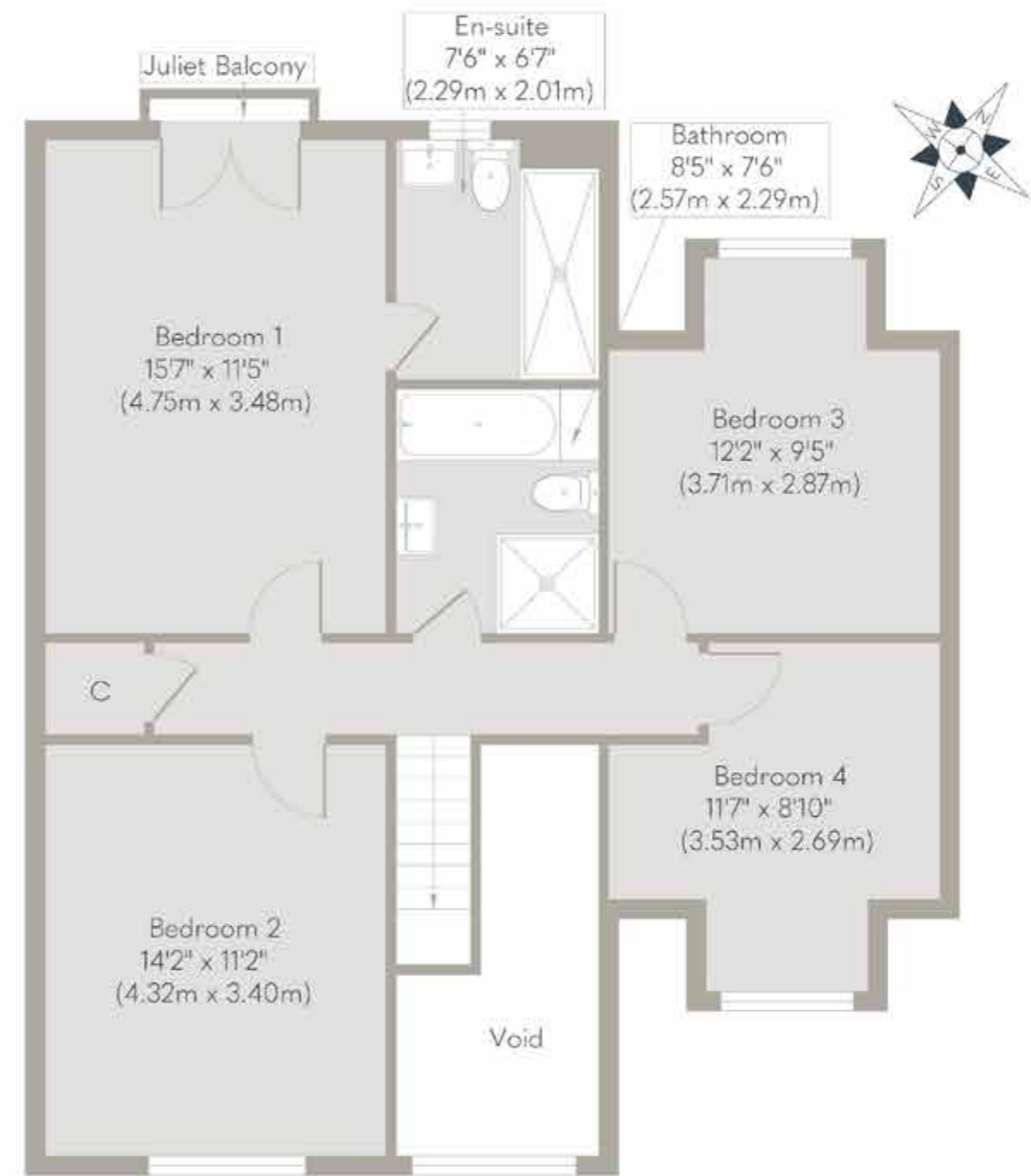
“Our name is inspired by time spent in Provence and the way in which the French way of life continues to inspire and influence our developments.”

Maison Chic bring a unique blend of clean design sensibilities and a commitment to quality construction to their projects. Inspired by the French way of life and residing in the tranquil Norfolk countryside. Partnering with local builder Charlie Haller, they strive to craft distinctive properties that seamlessly combine innovative materials with traditional construction. Their ethos revolves around creating unique homes that marry style with practicality, boasting spacious layouts, abundant natural light, and tasteful landscaping. Moreover, they are dedicated to environmental conservation, actively supporting various wildlife and countryside groups and charities. Through their development projects, they aim to strike a harmonious balance between creating inviting living spaces and caring for and protecting the environment.





Ground Floor
 Approximate Floor Area
 750 sq. ft
 (69.63 sq. m)
 Excluding garage



First Floor
 Approximate Floor Area
 926 sq. ft
 (86.02 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.



Homes at The Orchard



SERVICES CONNECTED

Mains electricity, water and drainage. Solar panels, telephone and fibre broadband. EV charger wiring available.

ENERGY EFFICIENCY RATING

A. Ref:- 0864-3028-7303-4087-2204

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: ///cackling.specifies.gifted

AGENT'S NOTE

David Bullen PCC (Architects Certificate) - 6 years.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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