



THE STORY OF
128 Norwich Road

Fakenham, Norfolk

SOWERBYS



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128 Norwich Road

Fakenham, Norfolk
NR21 8LF

●
Pretty Four Bedroom Semi-Detached Period Home

Kitchen/Breakfast Room with Walk-In Pantry
and Generous Sized Utility Room

Open Plan Spacious Sitting/Dining Room
and Delightful Detached Garden Room

Garage and Driveway Parking

Mature Enclosed Garden
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Approaching the town via Norwich Road, the property nestles in its plot behind its gated driveway. The house was modernised and extended by its owners to provide an ideal family home, whilst retaining its character. The addition of a very generous utility room with an attached garage and study was the first of the extensions. Designing an open-plan living space was important to our sellers and involved a further extension to the rear aspect, with its Velux-style windows, doors opening to the rear garden, and the elegant egg-and-dart cornice and decorative ceiling roses.

The kitchen/breakfast room is complemented by its generous walk-in pantry and an even more generous utility room. The study is great for those working remotely. The two double bedrooms, with their decorative fireplaces, and the single bedroom are served by the four-piece bathroom. The loft conversion, with its pretty dormer windows, makes an excellent space for a children's bedroom den, with storage in the eaves.

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The rear garden is beautifully enclosed, providing an excellent space for adults and children alike. The garden room, with its vaulted ceiling, provides a space to sit or play, as does the adjacent covered patio area. Our sellers remember every tree and shrub they planted that now play a part in the mature garden.



The North Norfolk coast awaits just fifteen minutes away, and there are many local attractions to enjoy, including Pensthorpe just five minutes away. The property is offered for sale with no upward chain.



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 the Vendor



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 7800-1196-0322-4326-3543

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: ///excavate.used.craftsmen

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