



1 Sandy Lane
Fakenham | Norfolk | NR21 9ES

LUXURIOUS BUNGALOW



Located on the edge of the bustling town of Fakenham in highly sought-after Sandy Lane, this detached bungalow is generously proportioned and beautifully presented throughout. The living accommodation comprises four bedrooms (one with an en suite), further shower room, sitting room and a large kitchen with direct access to the covered patio to the rear of the property. There is also a handy loft area for storage.

To the front of the property there is a brick weave drive with parking for several vehicles and to the rear a good-sized garden with established planting, including fruit trees. The property has the benefit of gas central heating and UPVC double glazing. All the amenities that the market town of Fakenham has to offer are within walking distance, while the surrounding countryside and celebrated North Norfolk Coast are both a short drive away.



KEY FEATURES

- A wonderful, large and immaculately maintained bungalow
- Situated in one of the most sought-after Roads in Fakenham
- Four double bedrooms, en-suite to master and Further Shower Room
- Fabulous kitchen/diner with bi-fold doors onto the terrace
- Wonderful 22 ft Sitting Room with Bespoke built-in bookshelves
- Good sized Garden, partially covered terrace and small Orchard
- Generous access with ample Parking for four plus Cars
- Over 1500ft sq of living Accommodation
- NO ONWARD CHAIN
- Energy Rating D

An Ideal Home

“Originally, back in 2019 when I was looking for property in Fakenham, I was told there was a bungalow about to come on the market in Sandy Lane,” the present owner explained. “I walked down the lane but there were no enticing looking bungalows at all. However, there was one attractive bungalow on the junction of Gogg’s Mill Road and Hayes Lane, 1 Sandy Lane, which it transpired was the one that came up for sale and I had the opportunity of purchasing.”

“The house was built by Stephen Mann who has an excellent reputation in the area and, on viewing it, I was delighted to find a spacious property with good sized rooms and an attractive garden. But for me, the real pleasure of the property is in its relationship with the outside environment. Features not so far and near become part of the living space – as an example, through the kitchen window you have a view onto open fields and if you are fortunate, you might be treated to a breathtaking sunset.

The smallish window in the sitting room is my personal favourite as it gives one the sense of being in a green wood with the view ascending to the often-glorious Norfolk skies. The view from the master bedroom is much closer in proximity with an outlook comprising the density of a largish apple tree, roses and fuchsia. Again, this is in contrast to the dining room which opens on to the alders and willows of Hayes Lane. In order to be fully appreciated the property needs to be viewed!”





KEY FEATURES

Best of All Worlds

One of the major attractions of the property is its proximity to the centre of Fakenham. "While it's only a five-minute walk into town, there is the feeling of being in a rural village," the owner said. Fakenham's Thursday market which was established in 1250 is a very quirky place with Covent Garden style fruit and veg and deli stalls, and great plants and flowers too. There is an auction and marketplace with unusual stalls to browse next to the auction rooms. Just twenty to thirty minutes in any direction, there are stately homes including Sandringham, Holkham Hall, Mannington Hall and Blickling Hall – all of which have special events ranging from open air theatre and concerts to classic car rallies, food, flower and antique fairs. If you want to venture slightly further afield, the celebrated North Norfolk coast is a short drive of approximately eleven miles.





















INFORMATION



On Your Doorstep...

Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Race Course, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

How Far Is It To...

Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within 26 miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Directions - Please Scan QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///idea.restores.ambition](http://idea.restores.ambition)

Services, District Council and Tenure

GFCH, Mains Water & Drainage

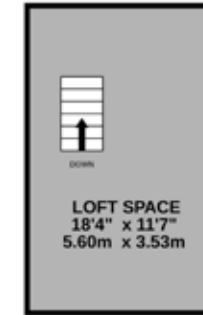
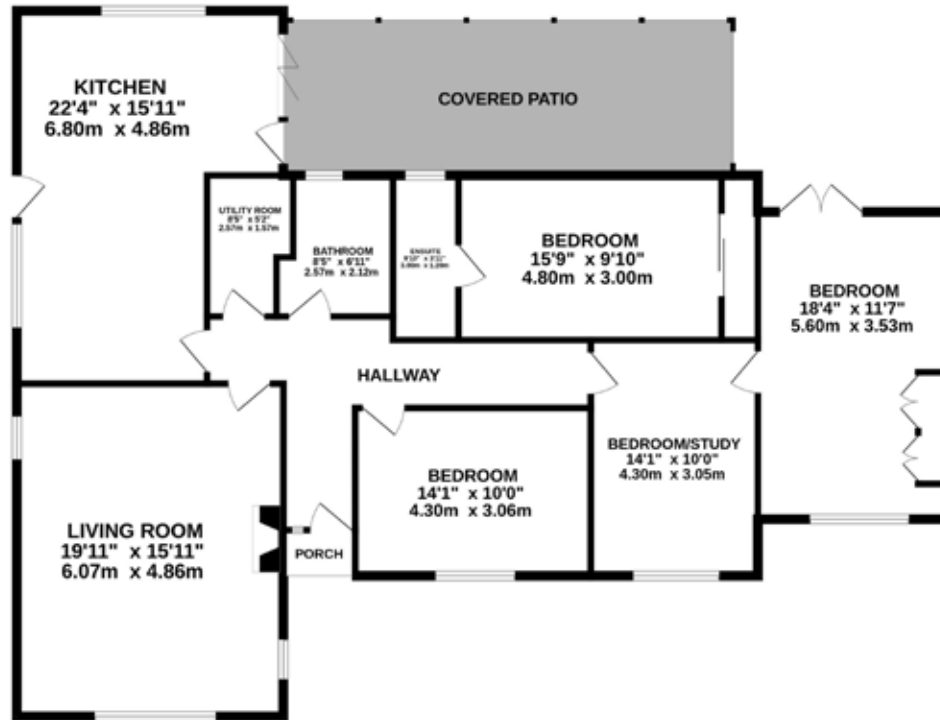
North Norfolk District Council - Tax Band E

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Freehold



GROUND FLOOR
1559 sq ft. (144.9 sq.m.) approx.

1ST FLOOR
0 sq ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham
on



Fine & Country Fakenham
11 Bridge Street, Fakenham, NR21 9JG
01328 854190 | fakenham@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

