



THE STORY OF

Oakfield

Hempton, Norfolk

SOWERBYS



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Oakfield

Hempton, Norfolk
NR21 7LR

Detached, Non-Estate House

Modernised, Sociable Kitchen/Family Room

Two Reception Rooms

Ground Floor Bathroom

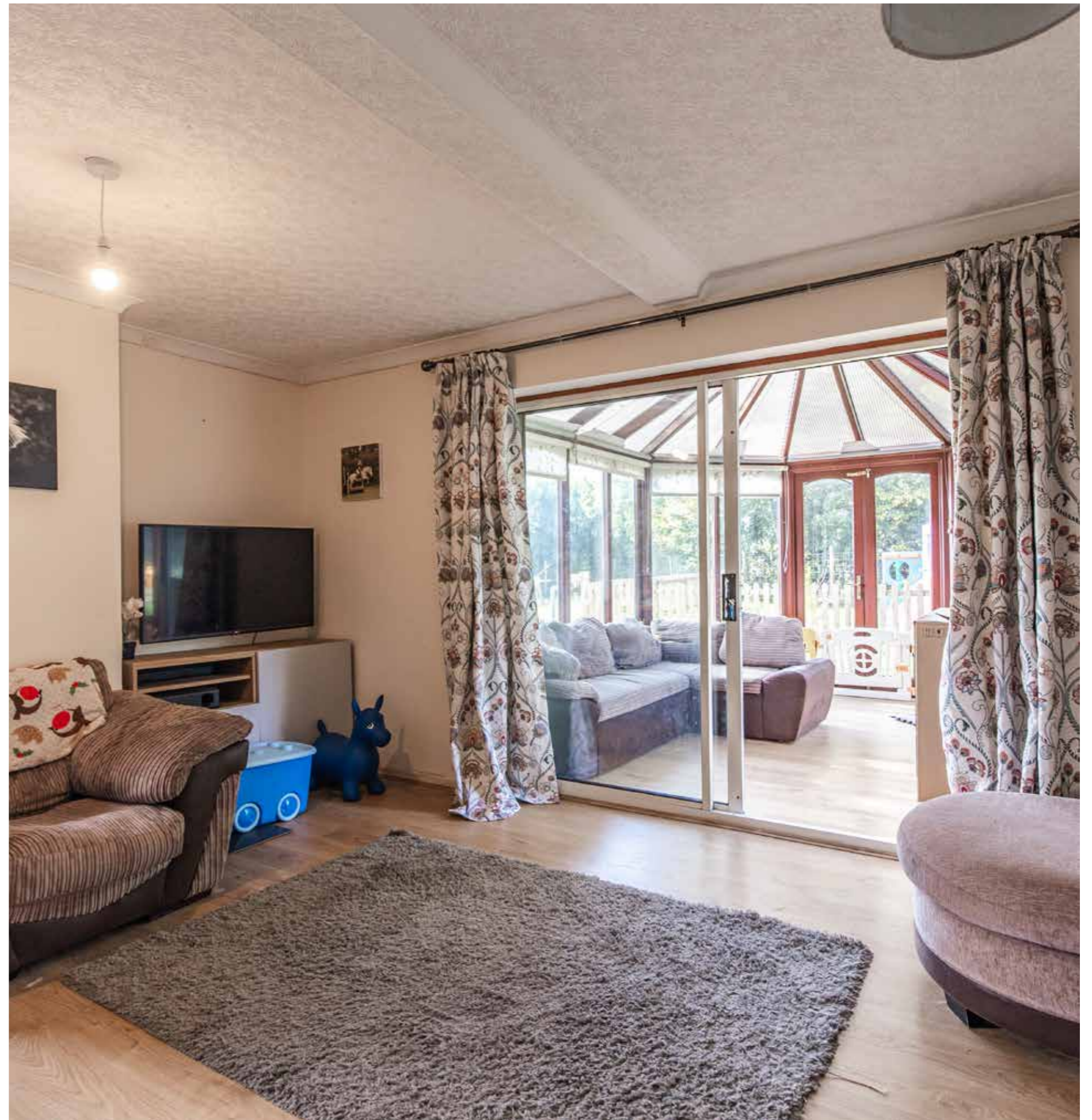
Three Bedrooms

Bathroom to First Floor

Generous Plot of Approximately
0.5 Acres (STMS)

Ample Parking

SOWERBYS FAKENHAM OFFICE
01328 801534
fakenham@sowerbys.com





Situated just outside the market town of Fakenham, Oakfield nestles into its plot and is a much loved family home.

Our vendors have made significant changes to the kitchen, reconfiguring and modernising into a delightful, sociable space that can be enjoyed whilst preparing food and eating it! They have also created great storage in the walk in pantry. Having two reception rooms allows them to utilise one of them as an extra bedroom when required, served by the ground floor bathroom.

Upstairs the principal bedroom is a generous size, fitted with a range of wardrobes and storage, alongside the other two bedrooms, all are served by another bathroom to the first floor.

The outside space was a particular choice of our vendors when they were looking to buy, given they have a number of animals that are comfortably made to feel at home in their enclosures. For those buyers that are seeking similar space, look no further.

There is ample parking to the plot and a lawned garden space for children to play in a fenced off area. The property is conveniently situated for town, the nearby North Norfolk coast easy access onto an arterial route.

It is time for our vendors to widen their horizons and whilst the property would benefit from some further work, it is ideal for those seeking space both inside and out.





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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Hempton

TWO LINES ABOUT THE LOCATION

A ten minute stroll along the River Wensum from Fakenham will bring you to Hempton, a charming village on the outskirts of the bustling market town. Within easy reach of the sea, sandy beaches are just ten miles away, and 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.



Note from Sowerbys



Rear garden.

“Situated just outside the market town of Fakenham, Oakfield nestles into its plot and is a much loved family home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 6690-7973-0122-3022-3043

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: ///quiet.manly.third

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SOWERBYS

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 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

