



THE STORY OF

10 Sandy Lane

Fakenham, Norfolk

SOWERBYS



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Fakenham, Norfolk
NR21 9EY

Flexible, Extended Accommodation

Sociable Kitchen/Family Room

Generous Size Sitting Room

Principal Bedroom Suite Includes Dressing Room

En-Suites to Second and Third Bedrooms

Bedroom Four

Off-Road Parking to Driveway

Garden

Close to Town

SOWERBYS FAKENHAM OFFICE

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Sandy Lane is situated just a short distance from the market town of Fakenham, with easy access to the North Norfolk coast. The property nestles in its plot and should be viewed to fully appreciate how our vendor has extended and modernised what is now a generous, contemporary style home.

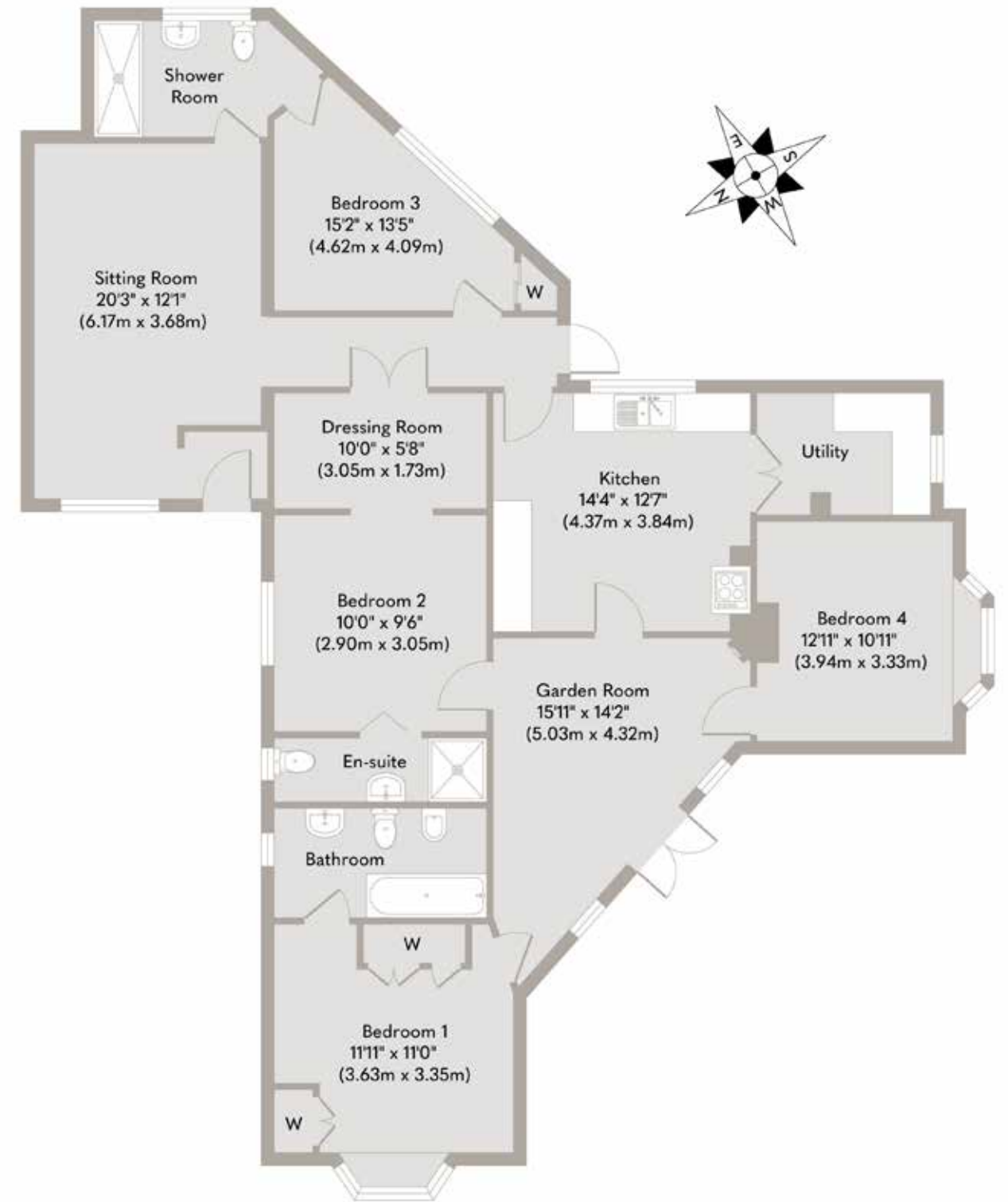
For buyers seeking bungalow living with space both inside and out, this property has it all. Entering via its front door you are met with a generous sitting room that forms part of the property's extension. A further bedroom and Jack and Jill bathroom are also included in the extension, making it ideal for multi generational living.

The kitchen is a sociable room, complemented by its separate utility room. The garden room has an independent access and also leads to the garden. The unique design of the property allows three of the four bedrooms to have ensuite facilities and the principal bedroom also boasts a dressing room, which makes for another reason to live as a multi generational family or the potential of offering a room for bed and breakfast.

The drive way provides off road parking and the garden is an enclosed mature space, that includes a workshop and shed.

Our vendor is a motivated seller, who is keen to move on having made all of the changes to their home. As a family they have enjoyed living in the town, taking advantage of the amenities and having easy access to the nearby seaside town of Wells-Next-The Sea. It is time now for a new custodian to enjoy the property and accessibility to all that North Norfolk has to offer.





Approximate Floor Area
 1,446 sq. ft
 (134.32 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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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from Sowerbys



“For buyers seeking bungalow living with space both inside and out, this property has it all.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 2227-3922-0202-9802-9200

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: ///tungsten.openings.running

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.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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