



THE STORY OF

Gannus End

Kettlestone, Norfolk

SOWERBYS



THE STORY OF

Gannus End

7 The Street, Kettlestone, Fakenham
NR21 0JB

No Onward Chain

Beautifully Extended Two-Bedroom End Terrace

Immaculately Presented Throughout
with Period Charm

Elegant Sitting Room with Original Features

Light-Filled Open-Plan Kitchen and Dining Area

Stylish And Contemporary Shower Room

Two Double Bedrooms with
Characterful Proportions

Private, Enclosed Rear Garden
Ideal for Outdoor Living

Garage And Off-Street Parking

Peaceful Village Setting Within
Easy Reach of Fakenham

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A home of exceptional charm and timeless appeal, Gannus End is a most attractive two-bedroom end terrace that has been sympathetically extended to create an elegant and effortlessly liveable residence. Immaculately presented throughout, the property offers a seamless fusion of period detail and refined modern design, all set within the tranquil surroundings of this quintessential Norfolk village.

The ground floor unfolds with a beautifully appointed sitting room, where traditional features evoke the home's heritage, while the extended kitchen and dining space to the rear is truly the heart of the home – a sophisticated, light-filled area designed with both daily living and entertaining in mind. Thoughtfully configured, it provides a fluid connection to the garden, creating an inviting atmosphere year-round.

Upstairs, two double bedrooms deliver restful, characterful spaces, complemented by a sleek and contemporary shower room of excellent specification. The interiors are finished to a high standard, showcasing a tasteful, neutral décor that allows the home's period charm to take centre stage.

Externally, the private garden offers a serene setting for alfresco dining and quiet reflection, framed by mature planting and enhanced by a sense of privacy. Further benefits include a garage and private parking – a rare advantage in such a setting.

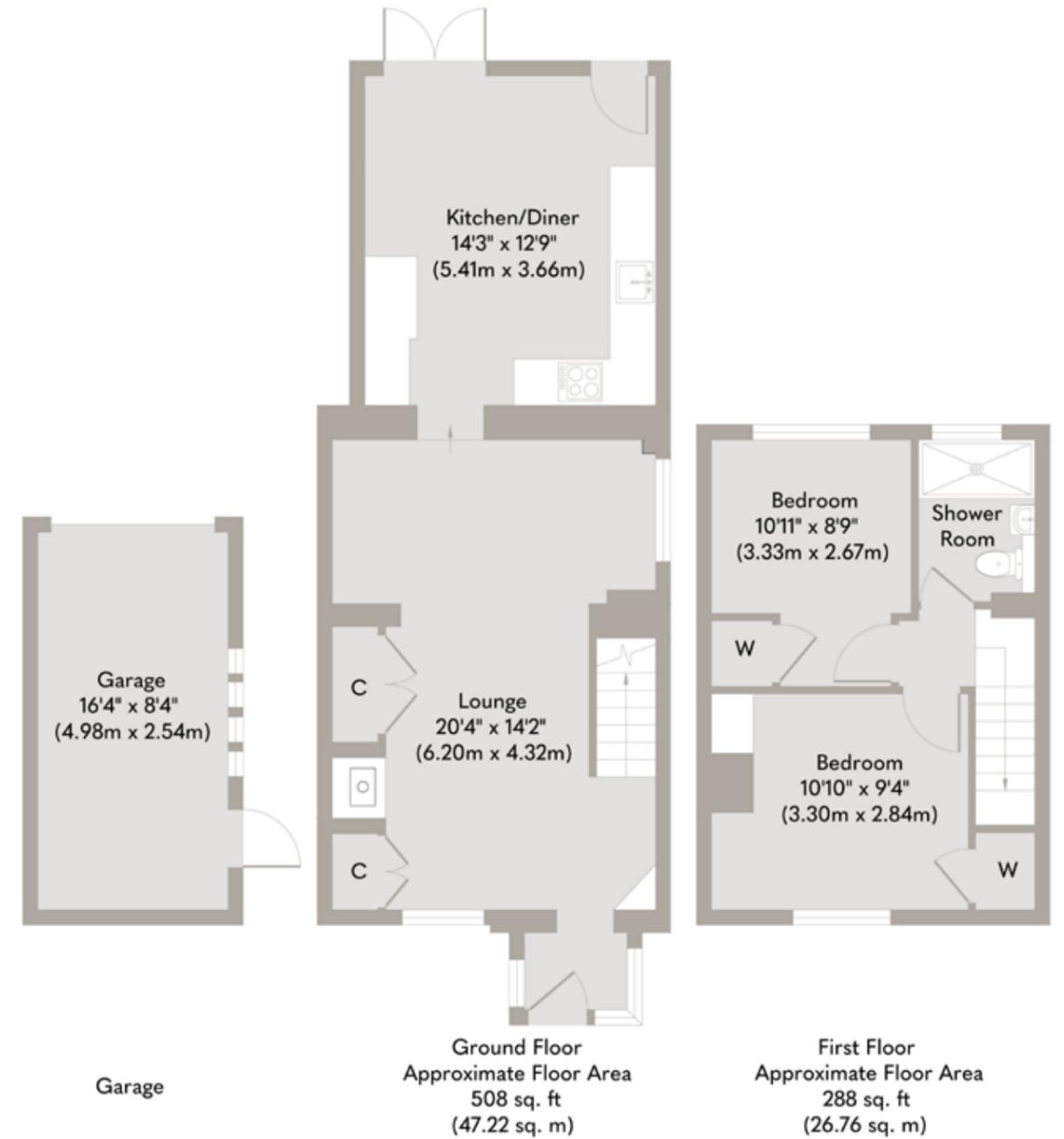
Positioned within easy reach of Fakenham and the unspoilt North Norfolk coastline, this exceptional home is offered with no onward chain. Whether as a primary residence, weekend retreat, or discerning investment, Gannus End represents a rare opportunity to acquire a property of substance and style in a truly enchanting location.





The warmth of original features, coupled with refined design choices, makes the sitting room a standout feature, one that sets the tone for the entire home.





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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Kettlestone

QUAINT VILLAGE LIVING, NEAR
COAST AND CULTURE

A small village with a church and vibrant village life - and hall too - Kettlestone is within easy reach of the market town of Fakenham with its shops, banks, cinema and weekly market.

Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The north Norfolk coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

Fakenham offers 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 spirited 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.



Note from Sowerbys



“Immaculately presented and effortlessly elegant, this two-bedroom treasure blends heritage and modernity in perfect harmony.”



SERVICES CONNECTED

Mains water, drainage and electricity. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 3136-7022-4500-0252-9296.

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: ///glimmers.grudges.motoring

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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