



THE STORY OF

Bridge House

Fakenham, Norfolk

SOWERBYS



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Bridge House

Fakenham, Norfolk
NR21 8QA

Detached Family Home

Air Source Heating

Garage and Driveway Parking
for Multiple Vehicles

Private Garden

Very Good Order

All Double Bedrooms

Three Bathrooms

Close to Town





Tucked away within a quiet residential close yet just moments from the heart of Fakenham, Bridge House is an impressive modern family home offering generous space, contemporary design and an enviable level of convenience.

Built approximately ten years ago, this substantial detached property extends to around 2,840 sq ft, providing beautifully balanced accommodation ideal for modern family life.

From the moment you arrive, the sense of space is evident, with ample off-road parking setting the tone for a home designed to accommodate both everyday living and entertaining with ease.

Inside, the layout flows effortlessly, with light-filled rooms and proportions rarely found in newer homes. The property offers five well-sized double bedrooms, making it perfectly suited for growing families, multi-generational living or those seeking dedicated home-working space. Complementing the bedrooms are three bathrooms, ensuring comfort and practicality for busy households.

The location is a particular highlight. Bridge House sits within comfortable walking distance of Fakenham town centre, with its range of independent shops, cafés and amenities, while Fakenham High School is also close at hand - an ideal setting for families seeking both space and accessibility.

Modern, spacious and superbly positioned, Bridge House offers the opportunity to enjoy contemporary living in one of North Norfolk's most convenient market town locations



This has been a much-loved family home, thoughtfully built to grow with our family.





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 the Vendor



"Perfectly placed for schools and everyday amenities, this home has seen our children grow - now it's time for the next chapter."



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8035-9622-7509-0817-7226

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: //bulbs.taken.closer

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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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