



THE STORY OF

# Fulton Grove

*Fakenham, Norfolk*

SOWERBYS



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Fakenham, Norfolk  
NR21 9HA

Modern Brick and Flint Detached House

Built by Local Developers

Spacious Kitchen Family Room, Separate  
Study and Lovely Sitting Room

Generous Dual Aspect Principal Bedroom  
and Two Further Double Bedrooms

En-Suite and Family Bathroom

Two Further Rooms to Second Floor

Double Garage and Driveway Parking

South and West Facing Rear Garden

Solar Photovoltaic Panels

A Rated EPC

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Fulton Grove is an exclusive development built by local developers, Grocott & Murfitt in 2020. The property is tucked away at the bottom of the drive, in what our sellers describe as a safe and secure environment, with good neighbours. Being close to the town and its amenities, has meant their lives changed when they moved here, as the need to drive became so much less and walks along the river are much enjoyed.

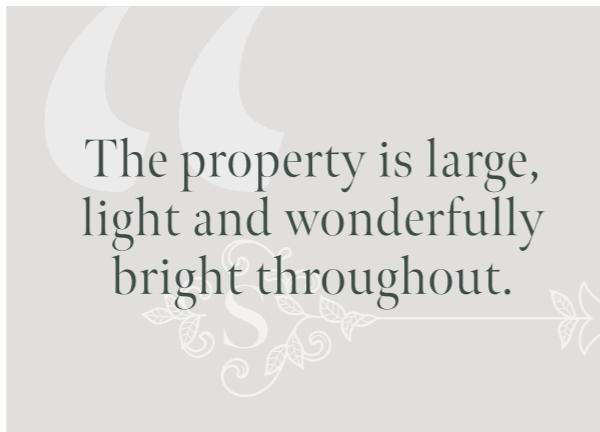
The contemporary interior works seamlessly with the traditional brick and flint build. Incorporating generously proportioned rooms and versatile space for family and guests. The well-fitted kitchen incorporates integrated Neff appliances and Quooker boiling water tap. Our vendors enjoy the lightness and brightness, particularly in the summer when opening the bifold doors increases the entertaining space.

The addition of a wood burning style gas fire in the sitting room, is a cosy addition for the chilly temperatures and more french doors allow for bringing the outside in. For those remote workers, the study is well-equipped but could also be utilised as a playroom.

Our vendors chose not to have four bedrooms to the first floor, instead they enjoy a spacious, dual aspect, principal room, alongside two further double bedrooms and one en-suite. However, if extra bedrooms are required the second floor provides a further two rooms for that purpose.

The same care has been taken to present the outside beautifully, with south and west facing landscaped gardens. These are divided into different spaces, well stocked borders and lawns interspersed with trees. The double detached garage provides storage to its loft and parking to its frontage and left side.

It is time for our vendors to downsize and look for a new custodian to enjoy all of what this immaculately presented home, the town and surroundings, has to offer.





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



"The kitchen is one of our favourite rooms, filled with light and offering a wonderfully bright, spacious feel."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

A. Ref:- 4635-8437-2400-0734-7206

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: ///wrenching.foster.defrost

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# SOWERBYS

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