



THE STORY OF

39 North Park

Fakenham, Norfolk

SOWERBYS



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39 North Park

Fakenham, Norfolk
NR21 9RG

Detached Three-Bedroom Bungalow
Quiet End-Of-Cul-De-Sac Position
Light, Modern Interiors Throughout
Generous Sitting Room
Extended, Well-Appointed Kitchen
Contemporary Extended Bathroom
Flexible Bedroom Accommodation
Private Garden with Ample Outdoor Space
Driveway Parking and Garage
Comfortable, Low-Maintenance Living

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Found at the end of a quiet residential cul-de-sac, 39 North Park presents a well-maintained three-bedroom detached bungalow offering comfortable, well-balanced accommodation with a modern finish throughout. The setting provides a pleasing sense of privacy and calm, ideal for those seeking single-storey living without compromise.

The accommodation is bright and welcoming from the outset. A generously proportioned lounge forms the heart of the home, offering ample space for both relaxation and entertaining, with plenty of natural light enhancing the sense of openness. The kitchen has been extended to create a practical and stylish space, well suited to everyday living, with modern fittings and room for casual dining. The bathroom has also been thoughtfully extended and updated, resulting in a contemporary and well-appointed space.

Three well-proportioned bedrooms provide flexibility to suit a range of needs, whether for family living, visiting guests or home working. Each room is comfortably sized and arranged to make the most of the bungalow's practical layout.

Outside, the property continues to impress. The garden is of a good size, offering a private and enjoyable outdoor space for relaxing, gardening or entertaining during the warmer months. A driveway provides off-road parking and leads to a garage, adding further convenience and useful storage.

Combining a peaceful position with modern interiors and generous living space, 39 North Park represents an excellent opportunity to acquire a move-in-ready bungalow in a well-established area of Fakenham, close to everyday amenities while retaining a calm residential atmosphere.



A recently updated
bathroom finished with
a clean, contemporary
feel.





Approximate Floor Area
 938 sq. ft
 (87.14 sq. m)

Garage

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



“Set at the end of a quiet cul-de-sac, the property enjoys a calm and private position.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:-1239-6129-9109-0660-1296

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: ///immunity.melons.workflow

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SOWERBYS

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