



Introducing
Clarendon Road,
Fakenham

SOWERBYS

Nestled within a peaceful cul-de-sac, this beautifully presented home offers an exceptional opportunity for a family or couple seeking well appointed accommodation within walking distance of Fakenham's thriving town centre. Occupying a generous corner plot, the property is surrounded by established gardens adorned with mature shrubs and foliage.

Upon entering, a welcoming hallway leads to a bright and inviting sitting room. Bathed in natural light from a large front-facing uPVC window, the space is enhanced with neutral décor, creating a fresh and elegant ambience throughout.

The sitting room flows seamlessly into the kitchen/breakfast room, thoughtfully designed with an extensive range of fitted wall and base units, ample work surfaces, and a cooker in addition to fridge/freezer. A rear-facing uPVC window overlooks the garden, while the recently installed gas boiler is discreetly housed within the kitchen.

From the kitchen, doors open into a versatile sunroom featuring uPVC doors that lead directly to the charming garden.

Completing the ground floor is a flexible double bedroom which benefits from the luxury of an en-suite comprising a shower, wash basin and WC.

Upstairs, the property offers three well-proportioned bedrooms - two generous doubles and a comfortable single. The family bathroom is fitted with a three-piece suite, including a bath with shower attachment, WC, hand basin, heated towel rail, and a uPVC window allowing for natural light and ventilation.

Externally, the home provides ample off-street parking for several vehicles. The beautifully maintained gardens wrap around the property, enhancing its sense of space, privacy, and charm.

Available now.

FAKENHAM

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.

COUNCIL TAX

Band B.

LOCATION

What3Words: ///dates.excavated.axed

AGENT'S NOTES

Pets By Negotiation

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



SOWERBYS

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