



THE STORY OF

37a Oak Street

Fakenham, Norfolk

SOWERBYS



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37a Oak Street

Fakenham, Norfolk
NR21 9DX

No Onward Chain

Fully Refurbished Within the Past Three Years

Three Well-Proportioned Bedrooms

Striking Four-Piece Family Bathroom

Ground Floor Cloakroom

Vaulted Landing with Architectural Interest

Allocated Off-Street Parking

Moments From Fakenham Town Centre

Excellent First-Time Buyer or
Investment Opportunity

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Offered chain free and comprehensively refurbished within the past three years, this refined three-bedroom mid-terrace represents a compelling opportunity to acquire an elegant home moments from the heart of Fakenham.

Allocated parking ensures everyday ease, while the town centre, with its independent boutiques, cafés, supermarkets and essential amenities, lies within comfortable reach. The setting combines the vitality of a traditional market town with the immediacy of North Norfolk's open countryside.

Internally, the accommodation is arranged over two floors with a confident sense of proportion and flow. The ground floor offers a welcoming reception space, enhanced by a discreetly positioned cloakroom. Upstairs, three well-appointed bedrooms provide flexibility for first-time buyers, professionals or those seeking a considered Norfolk retreat. The principal bathroom is particularly impressive: a beautifully composed four-piece suite that introduces a note of understated luxury. Above, vaulted ceilings across the landing create architectural interest, drawing in natural light while affording valuable additional storage.

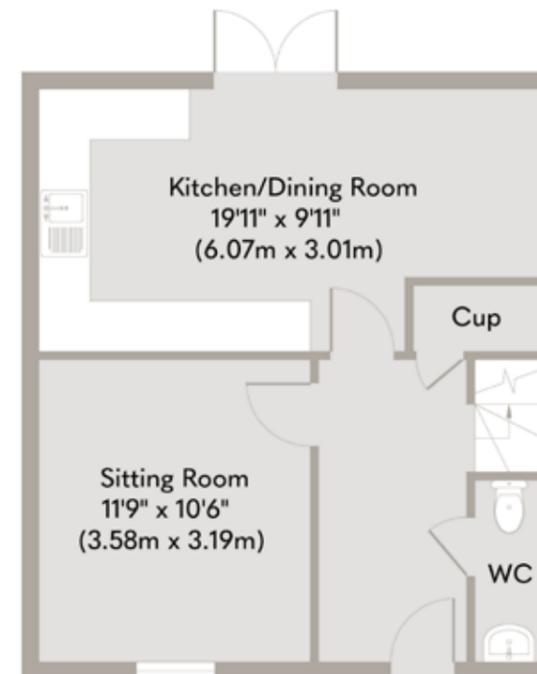
Beyond the threshold, the lifestyle on offer is equally persuasive. Sculthorpe Moor Nature Reserve and Pensthorpe Natural Park provide immersive natural landscapes and exceptional wildlife encounters, while the meandering River Wensum offers tranquil riverside walks rich in seasonal colour and birdlife.

A distinguished and beautifully presented home, uniting contemporary comfort with the enduring appeal of North Norfolk living.

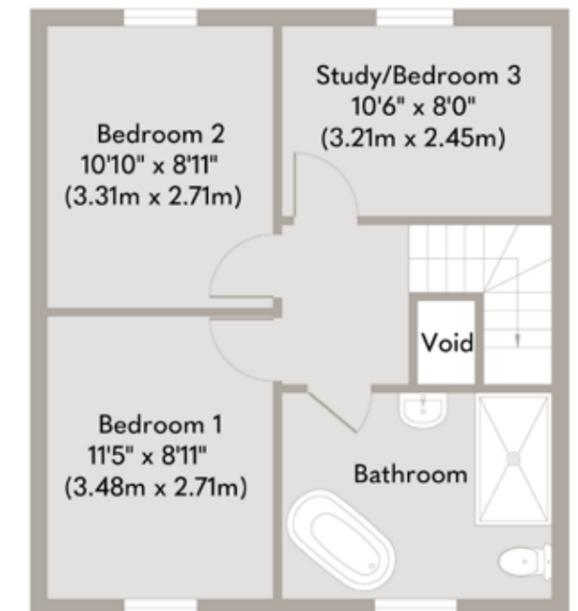


The four-piece bathroom elevates everyday living with a touch of understated luxury.





Ground Floor
 Approximate Floor Area
 433 sq. ft
 (40.26 sq. m)



First Floor
 Approximate Floor Area
 433 sq. ft
 (40.26 sq. m)

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

Set in the heart of North Norfolk, Fakenham offers a compelling blend of traditional market town character and easy coastal access. Just ten miles from sweeping sandy beaches and positioned conveniently between King's Lynn and Norwich, with straightforward routes to Holt and Swaffham, it remains a highly practical base for both commuting and countryside living.

Life here moves at an enjoyable pace. Evenings might be spent at the independent Central Cinema, while weekends invite exploration, from glass-blowing at Langham Glass to tranquil walks at Sculthorpe Moor. At Pensthorpe, wildlife thrives; most notably, wild beavers have recently been spotted within the reserve, a remarkable and welcome return to the local landscape.

For sporting pursuits, Fakenham Racecourse delivers the thrill of race days, while Fakenham Golf Club enjoys a scenic setting bordering the course. Nearby, Thursford is renowned for its extraordinary steam collection and much-loved Christmas Spectacular.

The town's rich heritage is celebrated along the Lancaster Heritage Trail, and its weekly Thursday market, alongside a monthly farmers' market, sustains a strong sense of community. From elegant period homes to contemporary new builds, Fakenham's housing is as varied as its lifestyle, complemented by respected local producers and well-regarded dining establishments. Altogether, it remains one of North Norfolk's most well-rounded and appealing places to call home.



Note from Sowerbys



“Stylish, considered and effortlessly liveable, it’s a home that feels both calm and connected.”



SERVICES CONNECTED
Mains water, electricity, gas and drainage.

COUNCIL TAX
Band B.

ENERGY EFFICIENCY RATING
C. Ref:- 6137-0337-8000-0879-5276

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: ///bothered.poodle.windpipe

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SOWERBYS

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