



15 Lichfield Street
Fakenham | Norfolk | NR21 9DF

TOWN CENTRE CHARACTER



Discover a spacious character property a short walk from Fakenham's vibrant market square.

This end-of-terrace home effortlessly blends historic charm with modern convenience, offering generous, light-filled accommodation and off-road parking – all within easy reach of amenities and the North Norfolk coast.

With its versatile living spaces, enclosed garden, and updated kitchen and bathrooms, the property is perfectly suited for family life in a thriving community atmosphere.



KEY FEATURES

- An End of Terrace House situated in Fakenham Town Centre
- Three Large Double Bedrooms and Additional Loft Bedroom with Storage
- Family Shower Room to First Floor
- Modern Fitted Kitchen with Central Island and Breakfast Bar
- Integrated Appliances including Dishwasher and Eye-Level Electric Oven
- Separate Utility Room and Ground Floor Bathroom
- Spacious Sitting/Dining Room with Stairs to First Floor
- Cosy Living Room with Bay Window overlooking Courtyard
- Enclosed Rear Garden with Terraced Area
- Shingled Driveway to the Side of the Property provides Off Road Parking
- Easy Walking Access to Market, Shops and Schools
- The Accommodation extends to 1,426sq.ft
- Energy Rating: D

Step into a rare opportunity to own a centrally located character home – combining period detail, generous accommodation, and practical updates, all just moments from shops, schools and countryside.

Convenient Location

"The generous size of the house provides excellent space, complemented by a well-designed layout and abundant natural light throughout." Built in the heart of Fakenham, the property boasts the heritage and proportions typical of traditional Norfolk market town architecture, with easy pedestrian access to local amenities and the historic market just minutes away.

Everything To Offer

On entering the property, visitors are welcomed into a spacious sitting/dining room with stair access to the upper levels and direct connections to both the kitchen and living room. The living room, overlooking the courtyard garden, features a bright bay window and comfortable living space. To the rear, a modern kitchen with a central island and integrated appliances serves as the heart of the home, flowing naturally into the utility room and family bathroom. The ground floor is completed with practical tiled bathroom and storage, with a rear lobby leading directly to the garden and parking area.





KEY FEATURES

So Much To Offer

Natural light floods the well-proportioned living spaces, enhancing the atmosphere and flexibility of the house. "The location is fantastic for the town, a three-minute stroll past the church and you're in the centre of market square." These twin features of convenience and the sense of community spirit set the property apart. The home's traditional design is complemented by a modern kitchen, two large reception rooms and practical utility and storage solutions throughout.

Favourite Spaces

"So peaceful, and a real feeling of community spirit in the area which is so important." The tranquil yet sociable setting that defines the property. The bay window sitting room is a cosy retreat, while the extended dining room is ideal for entertaining and family gatherings. The converted loft bedroom offers privacy and utility for guests or work-from-home needs.

The Outside

The enclosed rear garden provides a safe play area or relaxing retreat, complete with a concrete slab patio – ideal for outdoor dining or a summer barbecue. "Great having a small, enclosed garden with off-street parking." The front courtyard gives scope for bistro seating, enhancing the social and entertaining potential of the space. A shingled drive provides a parking spot, a rare benefit so close to the town centre.





















INFORMATION



On The Doorstep

Fakenham is a thriving market town, well known for its wide range of amenities. Just a short walk from the property, the heart of Fakenham offers a thriving Thursday market, independent shops, several supermarkets, cafes, pubs, and the Central Cinema. Surrounded by attractive countryside, Fakenham lies just ten miles from the North Norfolk coast. There are excellent transport links, with regular bus services to Norwich and the coast, and easy access to the A148 for journeys further afield. The town also boasts a racecourse, golf club, and the renowned Pensthorpe Nature Reserve.

How Far Is It To?

The property is ideally placed for exploring North Norfolk's celebrated coast, market towns, and countryside. The coastal town of Wells-next-the-Sea is approximately 10 miles by road (about 13 minutes by car), with regular bus services (Lynx 36) running every hour and taking around half an hour. The sandy beaches, picturesque harbour, and coastal walks are easily accessible for day trips and weekends. The Georgian market town of Holt, with its boutiques, galleries and renowned Gresham's School, is about 10 miles (20 minutes by car) to the east along the A148, while the cathedral city of Norwich is about 25 miles (40 minutes by car), and offers extensive shopping, cultural attractions, and a mainline rail link to London Liverpool Street. Hourly direct buses (First X29) connect Fakenham to Norwich in just over an hour. And to the southwest via the A148, King's Lynn is around 23 miles (40 minutes by car), with mainline rail services to Cambridge and London Kings Cross.

Directions

From the Fine & Country Fakenham office, head south on Bridge Street, then take the first exit on the roundabout into Olivet Way and follow this into Whitehorse Street. At the next two roundabouts, take the second and first exits respectively and follow Queen's Road until taking a left into Litchfield Street opposite the playing field. The property will be found at the end of Litchfield Street on the right as identified by a Fine & Country For Sale board.

Services, District Council and Tenure

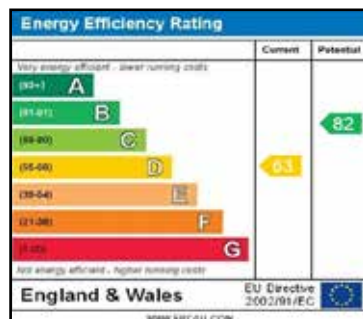
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band B
Freehold



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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