



THE STORY OF

64 Gwyn Crescent

Fakenham, Norfolk

SOWERBYS



S

64 Gwyn Crescent

Fakenham, Norfolk,
NR21 8NE



Beautifully Kept, Two Double Bedroom Bungalow

Modernised Kitchen/Breakfast Room
and Generous Sitting Room

Store and Garden Room

Off Road Parking and Enclosed Rear Garden

Solar Panels and Modernised Windows and Doors



Well-situated in a popular area of the town, this link-detached bungalow, built in 1998, sits comfortably within its plot.

Our seller enjoys the quiet surrounding her property and has made the bungalow her own. Modernising the kitchen with contemporary, high gloss units was an absolute pleasure, and ensuring the property looks as good on the outside as it does the inside, the windows and doors were replaced by 'Zenith' in 2017.

Socialise with friends and family in the cosy, yet spacious, sitting room, before sitting down for a bite to eat in the kitchen. The two double bedrooms are ideal for having a guest over to stay.

The garage has been divided to provide storage to the front and a pretty garden room with power and lights to the rear. Open up the double doors onto the garden and wile away time in your very own little sanctuary. This room could of course be used, if required, to sleep an extra guest.

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com

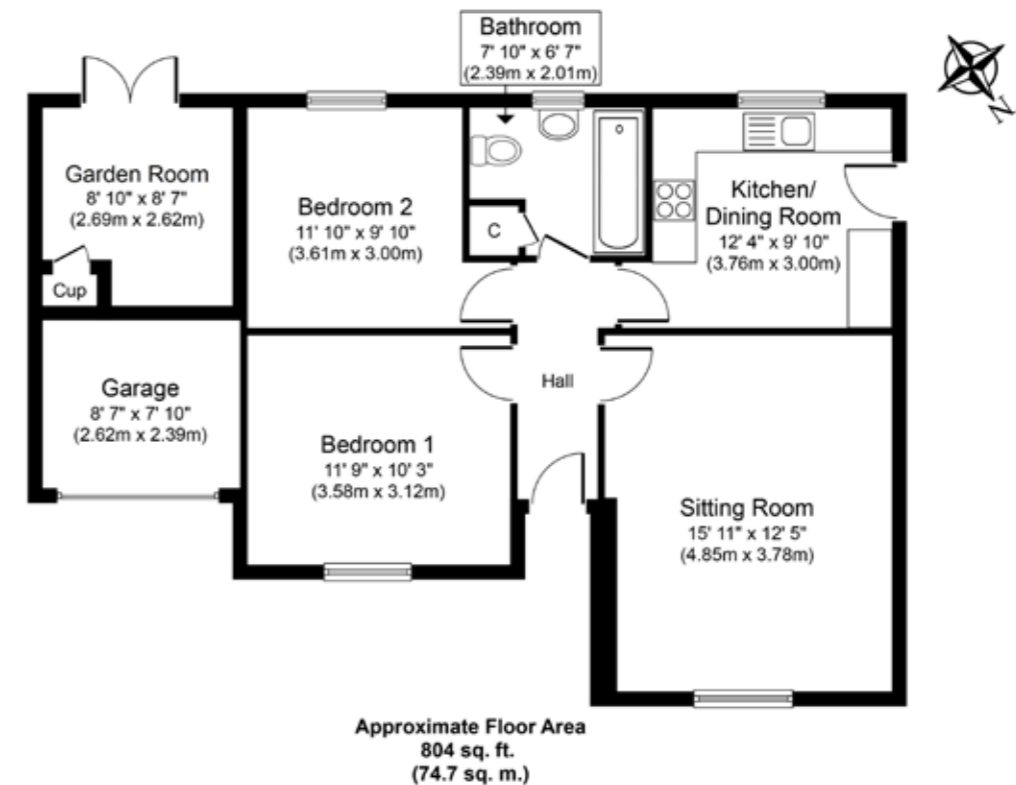
The outside space has been thoughtfully cared for, with the brick-weave drive presented beautifully with a lawned area to its frontage. The rear garden is enclosed and mostly laid to lawn. The solar panels have been installed on a rent-a-roof scheme and provide a generous help in the property's energy costs.



The north Norfolk coast is just a fifteen drive away, and other amenities such as Pensthorpe Nature Reserve and Sculthorpe Hawk and Owl Trust are on the outskirts of the town.



This is an ideal lock up and leave home, which our seller has made her own. Now it is time for a new chapter to be written in its story by the next custodian.



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.



ALL THE REASONS

Fakenham

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country?
If your heart is set on the gentle bustle of a market town, but within easy reach of the sea,

Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set

in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.



Note from Sowerbys



Wells-next-the-Sea

“The beautiful Wells-next-the Sea on the north Norfolk coast is just 10 miles away.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0380-2818-0260-2307-6781

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: ///warp.supply.variances

AGENT'S NOTE

The property has solar panels installed via a rent-a-roof scheme, please contact our Fakenham branch for more information.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL