



THE STORY OF

49 Gwyn Crescent

Fakenham, Norfolk

SOWERBYS



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49 Gwyn Crescent

Fakenham, Norfolk
NR21 8NE



Flexible Accommodation

Modernised Kitchen and Shower Room

Newly Fitted Windows to the Front Aspect Early 2023

Sitting Room

Garden Room

Third Bedroom or Study/Hobbies Room

Two Further Bedrooms

Off Road Parking to Brickweave Driveway

Enclosed Rear Garden



Travelling through the heart of the north Norfolk landscape, Gwyn Crescent sits on the edge of the market town of Fakenham.

The brickweave drive provides off-road parking and there is a small area of grass and mature shrubs to the front garden.

Life here is quiet, with a mix of bungalows and houses.

Our vendor enjoys the flexibility of the accommodation, which includes the conversion of the garage into a study/hobby room, which could easily be utilised as a third bedroom.

The garden room to the rear can be used all year round as a reception/utility room. The kitchen has been modernised to include a range of blue and white high-gloss units, whilst the bathroom has likewise been modernised to provide a shower, vanity basin and WC.

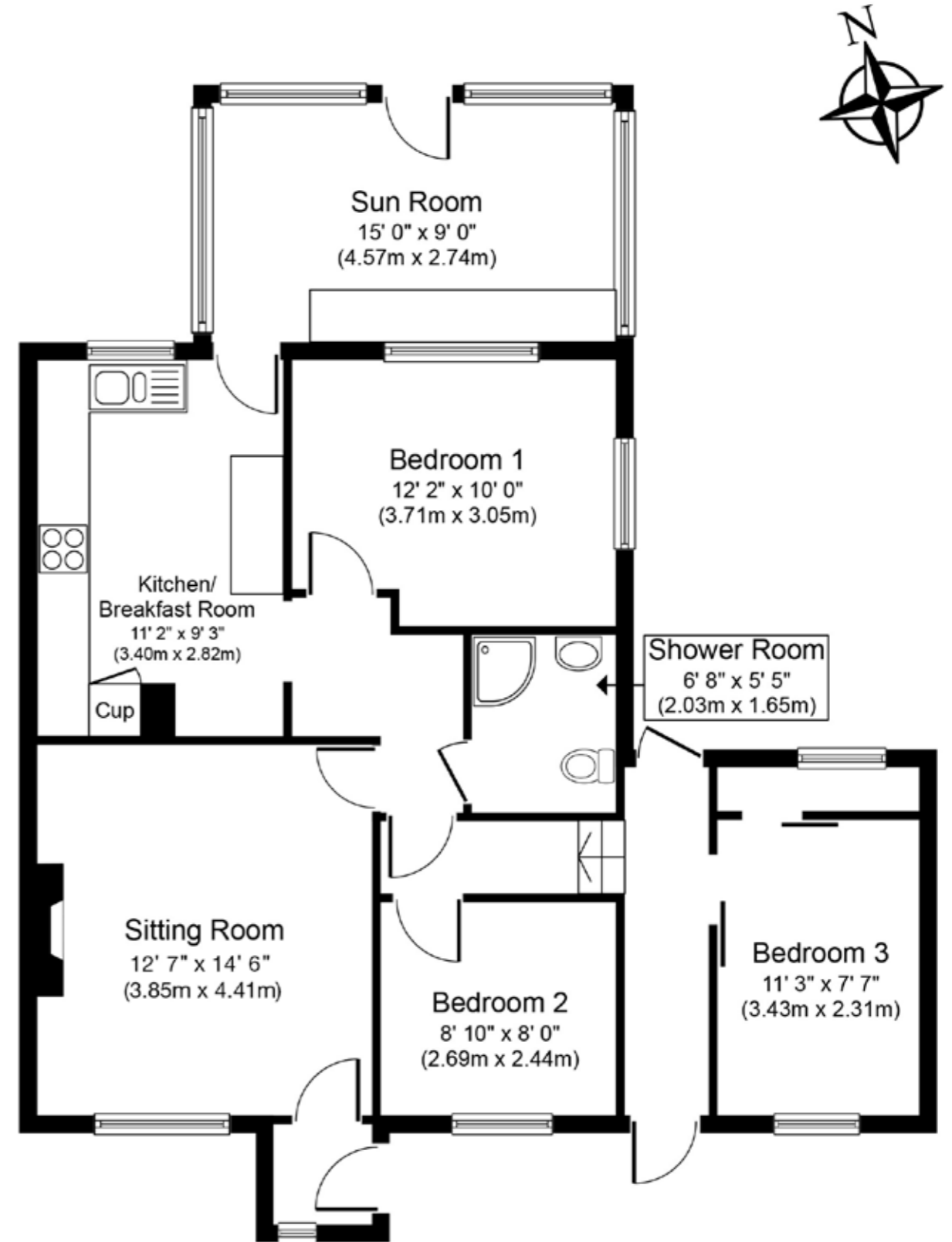
SOWERBYS FAKENHAM OFFICE
01328 801534
fakenham@sowerbys.com

The bungalow is located close to arterial routes, Norwich, King's Lynn and of course it is just fifteen minutes from the ever-popular Wells-next-the-Sea.



“Living here offers great access to the outdoors.”

Outside or in, this is a home which offers sanctuary and a time to rest, away from the hustle and bustle of daily life. It is, quite simply, ‘a home-sweet-home’...



Approximate Floor Area
928 sq. ft.
(86.2 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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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 the Vendor



“There is a great proximity to the town and the coast, especially Wells-next-the-Sea.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8703-4778-4929-6996-4153

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: ///savings.treaty.removable

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



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