

THE STORY OF

102 Wells Road

Fakenham, Norfolk

SOWERBYS

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102 Wells Road

Fakenham, Norfolk,
NR21 9HF

Detached Property

Four Bedrooms

Detached Garage

Large Driveway

Spacious Dual Aspect Sitting Room

Optional Second Reception Room

Market Town Location

Principal Suite

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“...the mature and generously proportioned plot provides ample gardens to front and rear.”

This detached four bedroom property offers flexible and spacious accommodation over two floors, and is sitting on a generous plot with ample parking.

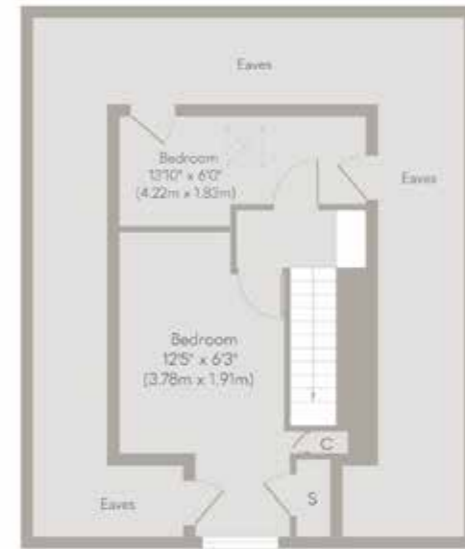
In the time that the current owners have been at 102 Wells Road, they have put much effort into improving this chalet style property. The modern kitchen is well proportioned leaving plenty of room for those who like to cook! Continuing the ground floor accommodation is a bright and spacious sitting room with a delightful bay window and an open fire

for those cosy winter evenings.

The recently updated bathroom provides a walk-in shower for ease of access and is conveniently located with the two ground floor bedrooms and separate WC.

Adding to the flexibility of this home, one of the ground floor bedrooms with patio doors to the garden could easily be used as a further reception room. The upstairs accommodation provides a further two bedrooms with eaves storage, built in cupboards, and a built in wardrobe.





First Floor
Approximate Floor Area
297 sq. ft
(27.59 sq. m)



Outbuilding
Approximate Floor Area
224 sq. ft
(20.81 sq. m)

Ground Floor
Approximate Floor Area
1,018 sq. ft
(94.57 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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The mature and generously proportioned plot provides ample gardens to the front and rear. The front garden is landscaped to provide plenty of parking and leads to the detached garage.

The rear garden, which is predominantly laid to lawn, is bordered by plants, shrubs and fruit trees, and hosts a delightful summer house and further sheds for storage. In addition, a workshop has power and lighting. There is a patio area leading from the sliding doors making the ideal place for outdoor dining.

It is clear that the current owners have made efforts to improve this property, including new windows and doors throughout. It is now time for a new owner to enjoy this home and its bustling market town setting.



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



Fakenham market place

“...just a short walk from the bustling town centre and market place.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5500-6533-0222-4305-3743

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: ///endlessly.loitering.poodle

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