



THE STORY OF

# 12 Station Road

*Thursford, Norfolk*

SOWERBYS





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# 12 Station Road

Thursford, Norfolk  
NR21 0BG

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Detached Bungalow

Village Location

Three Bedrooms

Garage

Versatile Accommodation

Modern Finishings

Log Burner

Woodland Views

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**SOWERBYS FAKENHAM OFFICE**

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This delightful detached bungalow is sat in a rural location on the outskirts of Thursford village, with a large plot, uninterrupted views and a contemporary finish throughout.

Offering versatile accommodation throughout, 12 Station Road is a warm and inviting bungalow, which the current owner has put great effort into modernising. The dual aspect lounge, with sliding doors to the large rear garden, is bright and inviting, whilst focussing around a feature log burner, ideal for those cosy winter evenings. The kitchen has been fitted with modern and contemporary fittings, and allows for ample dining space.

There are three generously sized bedrooms which have in-built storage, all serviced by the family bathroom. The property is spacious enough to accommodate the whole family, but equally well suited to a couple looking for an easily maintained single story dwelling.

For those who cherish the great outdoors, the garden is a haven for not only the owner but wildlife alike. With a greenhouse, garage, and well sheltered by mature shrubs and trees, the outdoor space here is ready for the next custodian to enjoy however they might desire. To the front, there is ample parking as well as a large lawned area, all of which overlooks farmland and woodlands in the distance.

There really is a sense of seclusion here. That, coupled with the versatility of the accommodation provided by this bungalow makes for a move in ready home in a delightful village location.









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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# Thursford

A QUAINT VILLAGE WITH CHARM  
AND HISTORICAL RICHNESS

A small rural village, Thursford is tucked away between Fakenham and the north Norfolk coast.

The village has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

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.



*Note from Sowerbys*



“This delightful bungalow is sat in a rural location with a large plot, uninterrupted views and a contemporary finish throughout.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 1411-7054-6002-0821-9106

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: ///puns.ironclad.rucksack

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# SOWERBYS

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