



THE STORY OF

# 28 Back Lane

*East Rudham, Norfolk*

SOWERBYS



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# 28 Back Lane

East Rudham, Norfolk  
PE31 8TQ

Brick and Flint Period Cottage

Practical Kitchen/  
Dining Room

Sitting Room with Open Fire

Ground Floor Bathroom

Three Bedrooms

En-Suite Shower Room

Off Road Parking

Brick Built Outbuilding

Garden

SOWERBYS FAKENHAM OFFICE

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East Rudham is a quintessential village with its pub overlooking the pretty green. The property is a period, terraced cottage, built in brick and flint, accessed via a private lane.

The property is very well presented and the accommodation over two floors provides practical space. The kitchen is modern and sociable with room for dining. The sitting room is made cosy during the colder temperatures with its open fireplace and there's a useful downstairs storage cupboard. The bathroom and storage/laundry space with plumbing for a washing machine are both welcome inclusions to the ground floor.

Upstairs there are three bedrooms with the principal room served by an en-suite shower room.

Outside there is off street parking for one car to the front of the fenced area, and a brick built outbuilding for storage. The garden to the rear is lawned and the neighbouring property has right of pedestrian gated access.

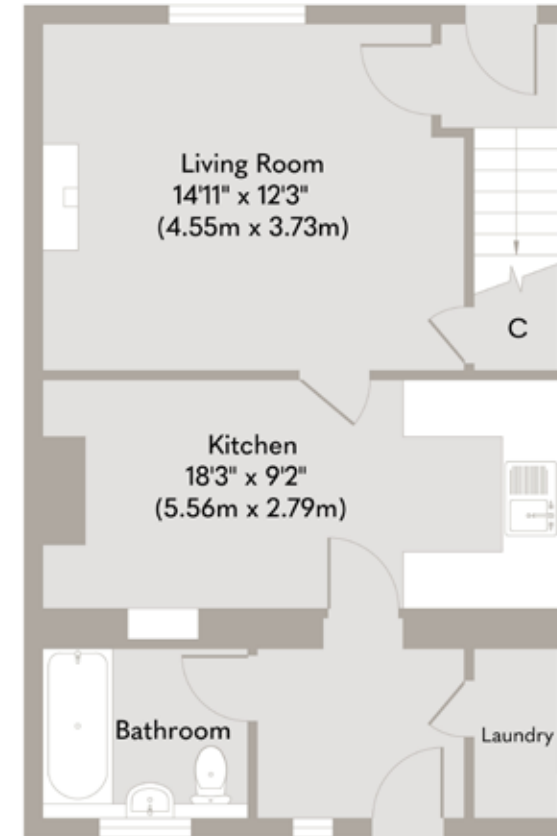
The current owners have enjoyed the cottage as a much-loved second home for many years but, as the children have grown up, it's time for a new family to begin making their own memories here.



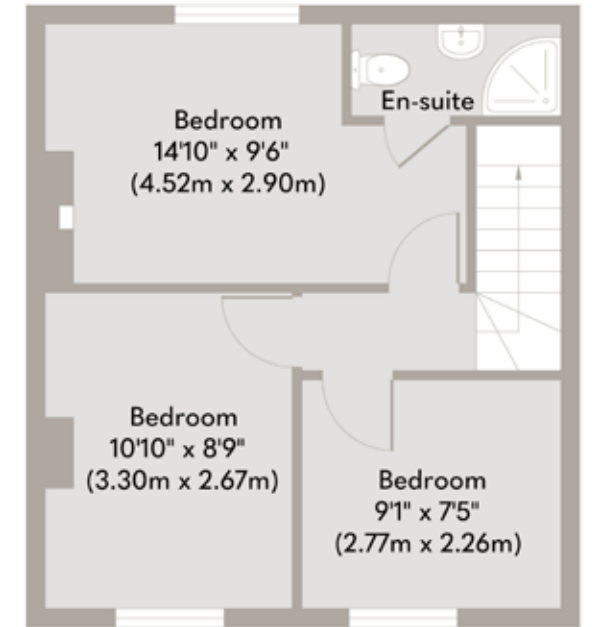
The living room is the heart of the home. It's incredibly cosy and a fabulous place to relax.







Ground Floor  
Approximate Floor Area  
513 sq. ft  
(47.61 sq. m)



First Floor  
Approximate Floor Area  
377 sq. ft  
(35.03 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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# East Rudham

A CONSERVATION VILLAGE TO  
LOVE AND CALL HOME

An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

The village was built around a central green with many period properties. It has a village hall/social club with sporting facilities, a good pub/restaurant, a thriving primary school and a vet. A mobile postal van operates Monday to Friday.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

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.



## Note from the Vendor



“...this property has given us much pleasure and the opportunity to spend more time outdoors.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0330-2425-1420-2125-4775

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: ///saturate.skill.clouding

## AGENT'S NOTE

There is a shared access over the parking spaces to the front, and the neighbouring property has a right of access over the rear garden to access their own garden.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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