



THE STORY OF

3 Batterby Green

Hempton, Norfolk

SOWERBYS



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Hempton, Norfolk
NR21 7LY

Deceptively Spacious Accommodation

Modernised Kitchen

Two Reception Rooms

Conservatory

Three Bedrooms

Separate W.C.

Four Piece Family Bathroom

Ample Parking to Driveway

Double Garage

Enclosed Garden

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Nestled in its plot, just outside the market town of Fakenham, on the cul-de-sac of Batterby Green, sits the spacious bungalow home of our vendor.

The property has been home to our vendor for over twenty years and both inside and out, it is much loved for its space and flexibility. The kitchen is a pride and joy, having been modernised to include a breakfast bar. Both the sitting room and dining room are well located in the property to overlook the rear garden, as is the conservatory.

The principal bedroom is complemented by a built-in wardrobe and the three bedrooms are served by the family bathroom, plus a further separate w.c. The design of the bungalow is perfect for those buyers who seek a reception hall, where the living space is to one side and the bedrooms to the other.

The double garage is attached and the brickweave driveway provides ample space for parking. The garden, much loved for its wildlife, is enclosed to the side and rear and is mainly lawned.

It is time for our vendor to move onto pastures new, making way for a new custodian to explore the potential within this deceptively spacious bungalow. Viewing is essential to fully appreciate all that it has to offer.





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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Hempton

CHARM, HERITAGE, AND RURAL BEAUTY

A ten minute stroll along the River Wensum from Fakenham will bring you to Hempton, a charming village on the outskirts of the bustling market town. Within easy reach of the sea, sandy beaches are just ten miles away, and 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.



Note from Sowerbys



Rear Garden

“The garden, much loved for its wildlife, is enclosed to the side and rear and is mainly lawned.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 0330-2794-9470-2305-5781

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: ///collide.shuttled.singled

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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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