



THE STORY OF

# Claret Croft

*Fakenham, Norfolk*

SOWERBYS





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# Claret Croft

39 Warren Avenue, Fakenham  
NR21 8NP

Detached Brick and Flint Façade House

Immaculately Presented

Wood Burner

Aga Stove

Garden Room

Four / Five Bedrooms

Manicured Gardens

Large Garage

Popular Town Location

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“...given its name to represent the colour of their AGA.”

No stone was left unturned at this property; the present sellers built this home from scratch with a vision in mind, creating the versatile home they had envisioned for their family. Featuring charming, characterful features and given its name to represent the colour of their AGA.

The ground floor accommodation has been thoughtfully designed to flow seamlessly, offering open-plan kitchen and dining areas, which afford themselves to large family gatherings,

as well as separated reception areas such as the lounge, which houses a cosy log burner and wooden beam.

Accommodating the whole family has always been at the forefront of our vendors' minds, so it is no surprise that on the first floor, there is room to house them all. With four bedrooms, all of which benefit from built-in storage, and the luxurious principal bedroom, which houses a freestanding roll-top bath and dressing area.





“The garden room beams with natural light and flair; the large double doors allow a gentle summer breeze to harmoniously blend the outside in.”



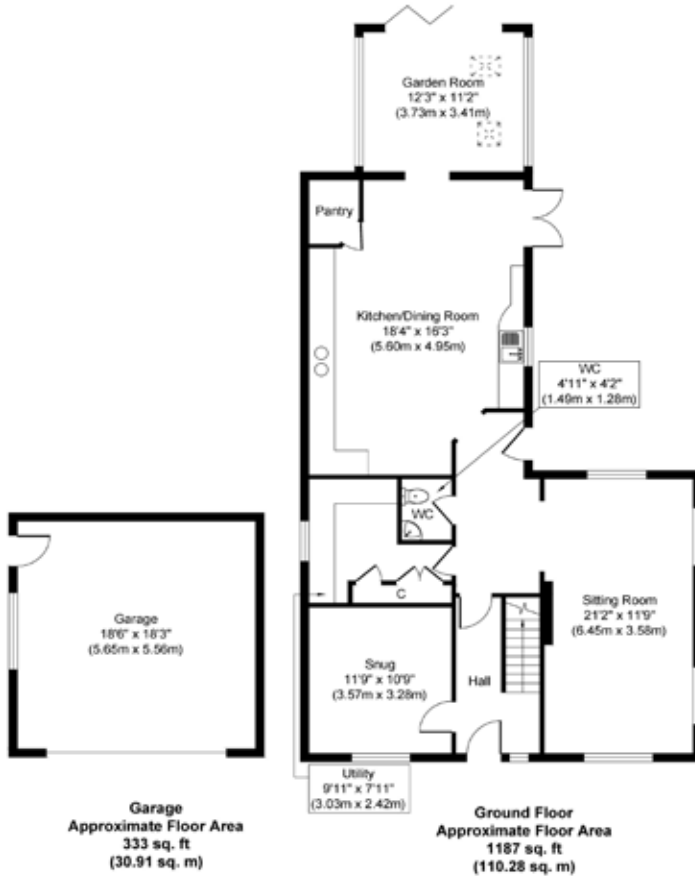
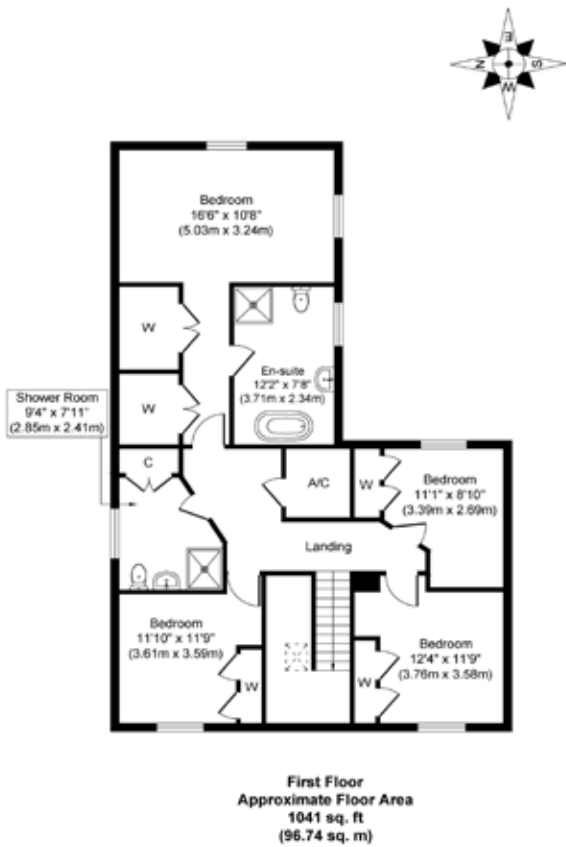


A favoured feature is the blend of indoor and outdoor space here, connected beautifully by the garden room. As one of the more recent improvements, the garden room offers a bright and sociable space to relax and admire the immaculate gardens. With stone flooring that flows out onto the patio, followed on to spaces created for dining, playing, and relaxing.

It is now time for the current owners to move on to pastures new, leaving Claret Croft ready to house a new custodian, and for someone else to call it home.







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 sowerbys



“Claret Croft is situated perfectly to enjoy the hustle and bustle of Fakenham town centre”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 8637-5720-1309-0946-0202

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

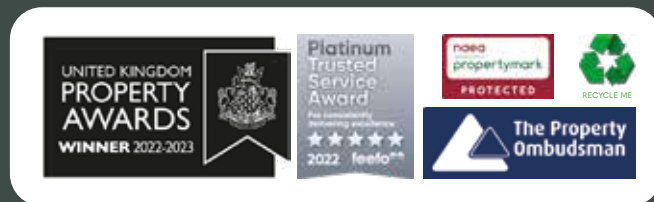
Freehold.

## LOCATION

What3words: ///toggle.importing.able

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# SOWERBYS



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