



S



THE STORY OF

170 Norwich Road

Fakenham, Norfolk

SOWERBYS



THE STORY OF

170 Norwich Road

Fakenham, Norfolk
NR21 8LX

Well Presented Detached, Non Estate Bungalow

Offered For Sale with No Upward Chain

Modernised Kitchen

Open Plan Sitting Dining Room

Two Double Bedrooms

Ample Parking to Drive, Carport and Garage

Close to a Bus Stop

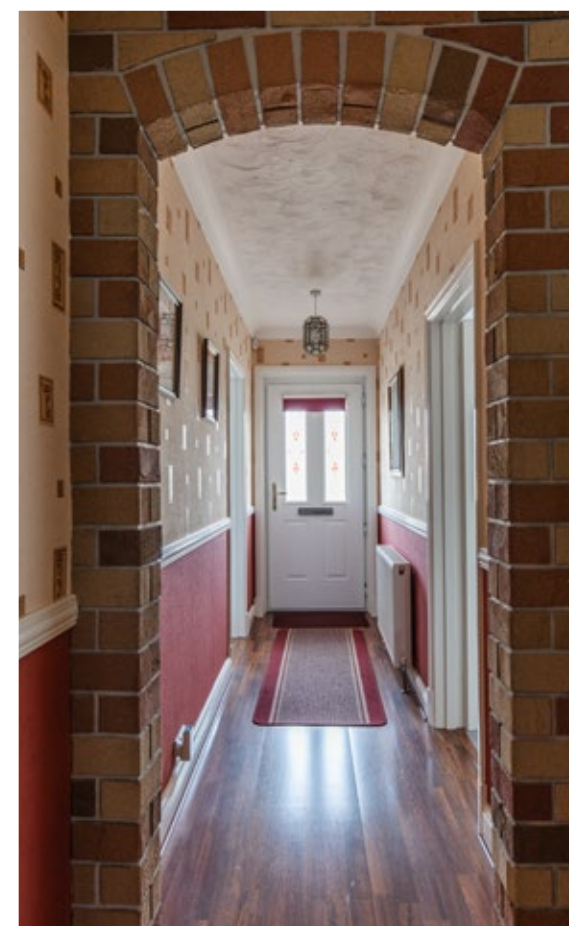
Generous Plot

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com





Located in the well-served market town of Fakenham, this much-loved detached bungalow enjoys a convenient position close to the local bus stop with easy access into the town centre and Norwich.

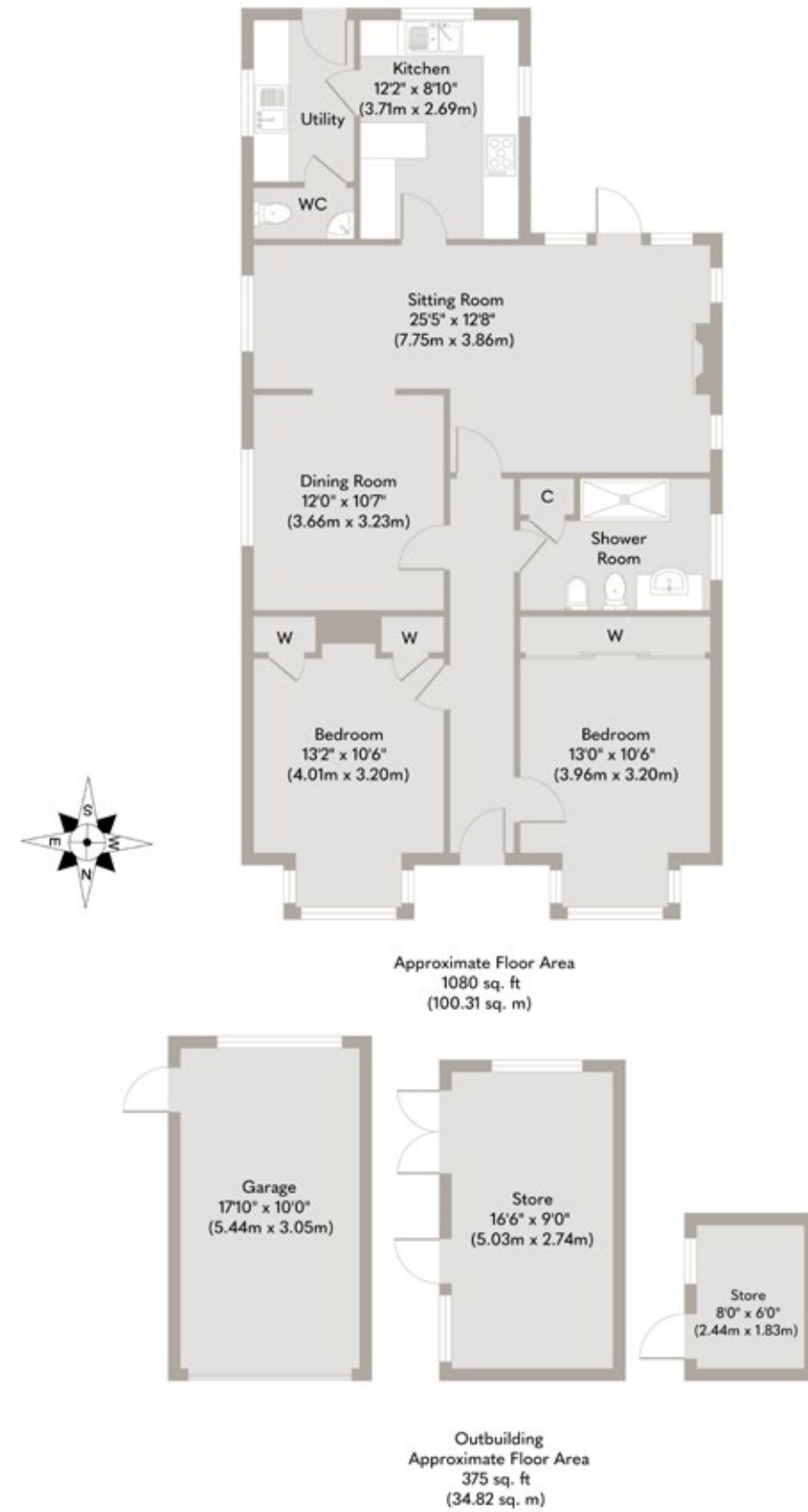
Ideal for buyers seeking single-storey living with nearby amenities, the property has been thoughtfully modernised and reconfigured over time. Originally built as a three-bedroom bungalow, it has since been redesigned to provide a more spacious and comfortable living arrangement. The generous sitting room now flows naturally into a formal dining area, while the updated kitchen offers a stylish and practical space for informal dining.

Charming and light-filled, the two bay-fronted double bedrooms are served by a well-appointed family bathroom, adding to the home's overall comfort and appeal.

Outside, the property impresses with both practicality and space. The front and side driveways provide ample off-road parking, complemented by a carport and garage offering further parking and storage options. The rear garden is a generous size - perfect for gardening enthusiasts or those simply seeking a peaceful outdoor retreat.

Offered with no upward chain, this delightful bungalow is a flexible and inviting home, and early viewing is highly recommended to fully appreciate all 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from Sowerbys



Sitting/Dining Room

“Originally built as a three-bedroom bungalow, it has since been redesigned to provide a more spacious and comfortable living arrangement.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 2070-3051-7206-0595-9200

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: ///strikers.fidgeting.buggy

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

