



THE STORY OF

1 Foxglove Close

Fakenham, Norfolk

SOWERBYS



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1 Foxglove Close

Fakenham, Norfolk
NR21 8PR

Modernised Kitchen

Sitting/Dining Room

Conservatory

En-Suite Shower Room

Family Bathroom

Modernised Second Bedroom
Including Fitted Furniture

Enclosed Rear Garden

Single Detached Garage

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Situated on a quiet cul-de-sac, this beautifully presented two-bedroom, two-bathroom detached bungalow enjoys a lovely sense of peace and privacy within The Paddocks development.

A mature beech hedge, currently a haven for nesting birds, defines the front boundary, while a block-weave driveway provides off-road parking and leads to a detached single garage with a remote-controlled door, set discreetly towards the rear of the plot.

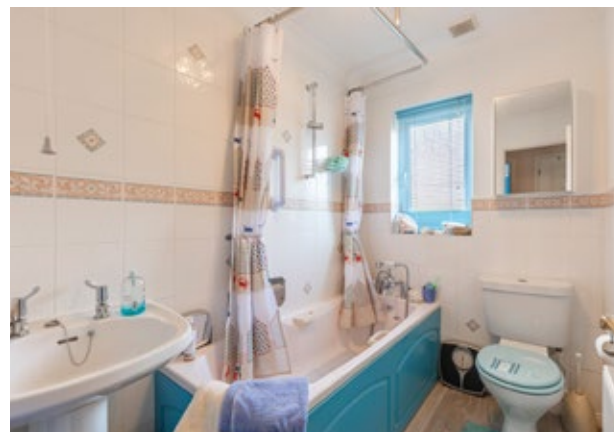
Inside, the entrance hall sets a welcoming tone, finished with modernised flooring and practical built-in storage, including space for coats and an airing cupboard. A fitted ladder also gives access to the part-boarded loft.

The kitchen has been thoughtfully updated with a range of wall, base and drawer units, complete with a built-in double oven and integrated gas hob. The sink is perfectly positioned to take in views of the rear garden while preparing meals.

Generous in size, the L-shaped sitting and dining room enjoys a dual aspect and features a contemporary wall-mounted log-effect electric fire. Sliding patio doors create an easy flow into the garden, ideal for entertaining or simply enjoying a quiet evening.

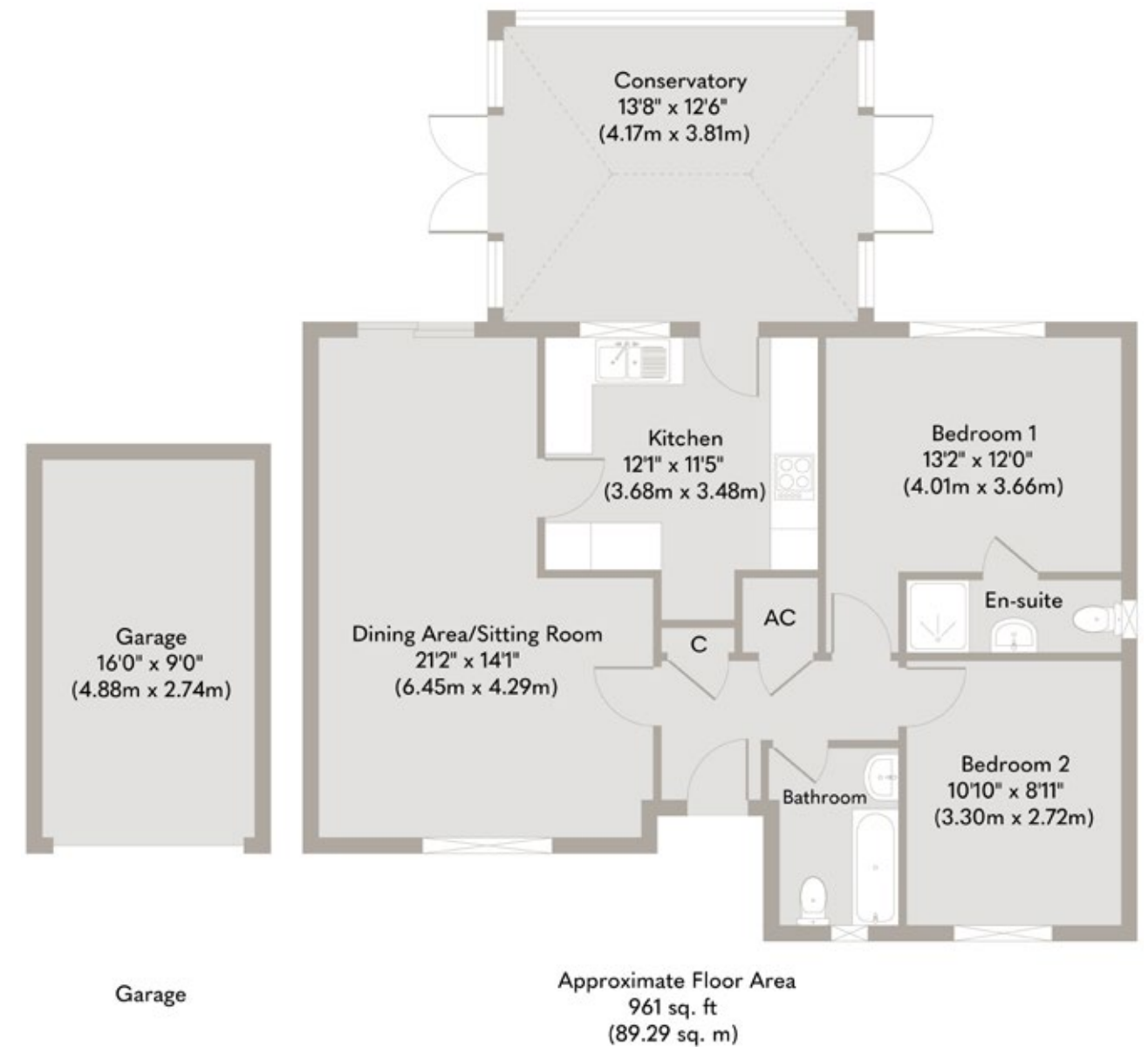
The principal bedroom comes with a range of quality free-standing furniture, carefully chosen as part of the home's modernisation. A second bedroom, served by the family bathroom, also benefits from a stylish selection of built-in furniture.

Outside, the rear garden is securely enclosed, with gated access to both sides. Mainly laid to lawn with a paved patio, it offers the perfect spot to relax and enjoy the surroundings.



Tucked away on a quiet cul-de-sac, this home offers peace, privacy, and potential in equal measure.





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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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



“Practical,
peaceful and
perfectly placed - a
property designed
for everyday
comfort.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0551-2807-7170-9723-4005

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: ///ratio.turkeys.audible

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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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