

A black wood-burning stove sits in a brick fireplace. On top of the stove is a glass reed diffuser. To the left of the stove are three black metal fireplace tools. To the right is a small, light-colored pumpkin. Above the fireplace is a thick wooden mantelpiece with two small bull figurines on the left and three white candles on the right. A large, ornate, circular wooden mirror hangs on the wall above the mantelpiece.

THE STORY OF

56 Valley Way

Fakenham Norfolk

SOWERBYS



THE STORY OF

56 Valley Way

Fakenham, Norfolk
NR21 8PH

Detached House

Four Bedrooms

En-Suite and Family Bathroom

Free Flowing Living Space

Garage and Off Street Parking

South Facing Garden

Recently Refurbished Throughout

Peaceful Location

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With delightful, free-flowing living and entertaining space on the ground floor and well-balanced accommodation on the first floor, this is the perfect family home.

Set within a peaceful location on the southern edge of the town and positioned on the southern side of the road, this is a house filled with natural light.

On the ground floor, the living space is perfectly arranged for modern living. To the front, there is a generous living room that flows through to the dining room, which is then connected to the kitchen. The dining room can also be closed off from these two rooms and, as such, can double up as a home office. Next to the kitchen is a very useful utility and laundry room, leading through to the large conservatory at the back, with views over and access out to the garden beyond.

Upstairs, there are four good-sized bedrooms. The principal bedroom has an en-suite shower room, while the remaining three share the large family bathroom.

Outside, to the front, there is paved off-street parking and, in addition, a good-sized integrated garage. To the rear, the garden is completely enclosed - perfect for letting the two- and four-legged little ones run off some steam in complete safety. What is particularly lovely about the garden is that it backs onto Pensthorpe Nature Reserve, offering not only a pretty countryside outlook, unusual for a town setting, but also the certainty that the view will never be spoilt or developed.

Number 56 has recently been refurbished to a high standard throughout, with a contemporary kitchen, modern bathrooms, and solar panels, making it the perfect home to move straight into.







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 the Vendor



“There are some lovely walks nearby along the river. Moving here has given us more space and a stronger connection to the outdoors.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating. Fitted solar panels.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0847-2832-7573-9326-5831

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: ///upgrading.aged.extremely

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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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