



THE STORY OF

18 Station Road

Thursford, Norfolk

SOWERBYS



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18 Station Road

Thursford, Norfolk
NR21 0BG

Generously-Sized Detached Bungalow

Delightful Kitchen/Family Room

Separate Utility Room

Sitting Room

Two Wood-Burning Stoves

Four Bedrooms

Two En-Suites and Bathroom

Double Cart Shed

Ample Parking to Driveway

Generous Size Plot

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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wells@sowerbys.com





Situated close to the market towns of Fakenham and Holt, the bungalow sits comfortably in its plot, having been extended and more recently modernised.

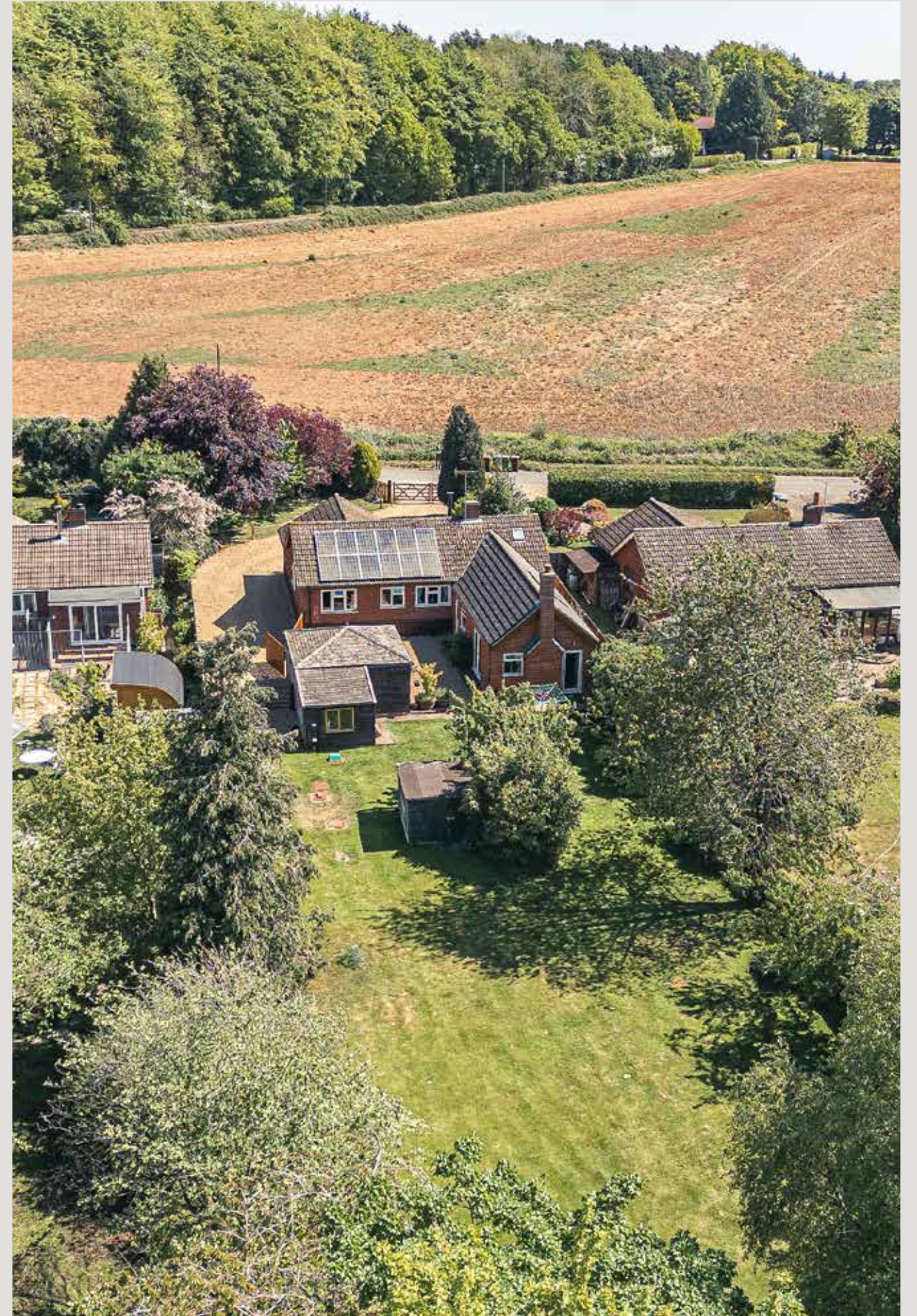
Entering the property via its double five-bar gated entrance, the driveway meanders around the side of the bungalow leading to further double gates and a double cart shed, providing ample parking.

The current owners enjoy the space around the bungalow and, along with any guests they have had, the view to the front is also enjoyed, as is the peace and quiet. Modernising the kitchen has made a vast difference to the living and entertaining space, incorporating a snug area with a wood-burning stove and a delightful kitchen which includes a controllable Aga in its brick surround.

The accommodation also includes a sociable-sized sitting room, four bedrooms, and three bathrooms, including two en-suites. If not unlike the current owners you work remotely, using one of the bedrooms as a study is a practical solution.

The view looking to the bottom of the garden is favoured, welcoming a variety of wildlife into the garden space, including buzzards. The April flowering rhododendron is also a favourite in the garden.

Being dog lovers, countryside walks are a must and the local woods provide the perfect spot as does the north Norfolk coast. It is time now for our vendors, who love their home, to find pastures new as we seek a new custodian to create their own memories.





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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Thursford

A QUAINT VILLAGE WITH CHARM
AND HISTORICAL RICHNESS

A small rural village, Thursford is tucked away between Fakenham and the north Norfolk coast.

The village has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

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 the Vendor



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating and underfloor heating.
Drainage to be confirmed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8966-7921-1670-4418-0926

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: ///deeds.glue.bluffs

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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