



**Norwich Road, Fakenham NR21 8HH**



**welcome to**

**Norwich Road, Fakenham**

A detached period property with spacious accommodation extending to over 2000sqft on a plot of approximately 0.25 STMS. With character features, four bedrooms, potential for annexe & generous driveway, this is the perfect family home!



### Entrance Hall

Window to the front, understairs cupboard and radiator.

### Cloakroom

Shower, WC, wash hand basin, radiator and window to the side.

### Lounge

18' x 14' + bay ( 5.49m x 4.27m + bay )  
Open fire, coving, storage cupboard, picture rail, radiator, window to the front and rear.

### Dining Room

16' x 13' + bay ( 4.88m x 3.96m + bay )  
Fireplace, radiator and bay window to the front.

### Kitchen

14' x 13' ( 4.27m x 3.96m )  
Kitchen with wall and base units, eye level oven, hob, stainless steel sink with drainer, space for cooker, radiator and window to the side.

### Utility Room

13' 1" x 8' 11" ( 3.99m x 2.72m )  
Space for fridge freezer, washing machine, boiler, radiator and window to the side.

### Conservatory

Door to the side.

### Landing

Airing cupboard, window to the side and rear.

### Bedroom One

18' 1" x 14' 1" ( 5.51m x 4.29m )  
Built in wardrobe, radiator, window to the front and rear.

### En Suite

Suite comprising of shower, WC, wash hand basin and window to the front.

### Bedroom Two

16' 1" x 13' + bay ( 4.90m x 3.96m + bay )

Built in wardrobe, radiator, loft access and bay window to the front.

### Bedroom Three

13' 2" x 8' 5" ( 4.01m x 2.57m )  
Built in wardrobe and window to the side.

### Bedroom Four

11' 5" x 9' 9" ( 3.48m x 2.97m )  
Radiator and window to the side.

### Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, loft access and two windows.

### Garage

17' 1" x 15' 3" ( 5.21m x 4.65m )  
Double doors, power, light, stairs to first floor, window to the rear.

### Outside

The property is set back from the road behind a hedge and wall borders, it is approached by a gated shingle driveway with ample parking for a number of vehicles. There are well kept lawns to the front and rear, a spacious rear patio with steps onto the rear lawn. The garden is home to much wildlife, with many mature trees, shrubs and flowering borders and is completely private.

### Location

Fakenham is a busy market town with a range of shopping facilities, supplemented by the regular Thursday Markets. There are schools for all aged along with medical facilities. The town enjoys good road links to both King's Lynn and Norwich, King's Lynn having a main line railway to Cambridge and London, and Norwich having an International Airport. The town offers various leisure opportunities including ten pin bowling, cinema, library, several public houses and restaurants. There are many country pursuits nearby, most notably the unspoilt North Norfolk coastline, national hunt racing at Fakenham and several golf courses.



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## Norwich Road, Fakenham

- substantial plot
- Detached period property
- Improvements required
- Over 2000 SQFT & 0.25 acres STMS
- Potential annexe

Tenure: Freehold EPC Rating: F  
Council Tax Band: F

offers in the region of  
**£550,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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postcode not the actual property

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Property Ref:  
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