



introducing
53 Gwyn Crescent
Fakenham

SOWERBYS

This spacious three bedroom detached bungalow is located within touching distance of the bustling Fakenham town centre. In brief the bungalow boasts spacious accommodation throughout with three bedrooms, modern fitted kitchen, shower room, living room and a versatile sun room. Externally the property has both front and rear gardens, as well as a driveway with single garage.

Upon entering the property prospective tenants are welcomed straight into the spacious entrance hallway which provides access to all rooms within the bungalow. Two of the three bedrooms are comfortably double rooms with space for all desired bedroom contents and furnishings. The third bedroom is an extremely versatile single room which could alternatively make the perfect office/study space.

The modern kitchen is of high specification and features an integral electric oven/hob, an abundance of worktop and cupboard space with additional space for washing machine, fridge freezer and dishwasher. Accessible via the kitchen prospective tenants are then welcomed into a spacious sun room which is perfect for both formal dining and entertainment away from the main living room. As per the bungalow throughout, the shower room has again been finished to a high specification and comprises shower, wash basin, WC and heated towel rail. To finish the internal accommodation, there is the spacious living room which will comfortably be able to house all desired furnishings and contents.

Externally, the bungalow has front and rear gardens, both of which are low maintenance and mostly laid to lawn but benefit from patio areas and bedding. There is a driveway with space for one car along with a garage with electric supply.

The bungalow has been finished to a high standard throughout and has gas central heating and double glazed UPVC. Available May 9th 2025.

FAKENHAM

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.

AGENTS NOTES

No Pets
Unfurnished
Gas Central Heating
Available May 9th 2025
12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: ///lifelong.brushing.clashing



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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