

THE STORY OF

2 The Orchard

Fakenham, Norfolk

SOWERBYS



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169 Holt Road, Fakenham, Norfolk
NR21 8JF

Detached House

Open-Plan Living/Dining/Kitchen

Four Bedrooms

Two Bathrooms (One En-Suite)

Air Source Heat Pump and Solar Panels

Under-Floor Heating to Ground Floor

Garage

Front and Rear Gardens

Professional Consultant's Certificate until 2033

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Constructed just three years ago, this beautiful modern home combines stylish architecture with thoughtfully considered, versatile living.

Tucked away along a quiet lane, No. 2 The Orchard enjoys a private rear garden framed by mature trees.

Inside, an impressive double-height entrance hall with expansive glazing creates an immediate sense of space and light. At the heart of the home is a superb open-plan kitchen and dining space, centred around a sleek island and designed to bring everyone together, whether cooking, entertaining or simply enjoying family life. The adjoining sitting room offers a more relaxed retreat, while two sets of bi-fold doors open directly onto the garden, creating an effortless connection between inside and out. Underfloor heating runs throughout the ground floor.

An attractive oak staircase leads to the first floor, where four generous bedrooms are arranged around a bright landing. The principal bedroom enjoys an en-suite shower room and Juliet balcony, while the remaining bedrooms offer flexibility for family, guests or home working. A stylish four-piece family bathroom completes the accommodation.

Outside, a block-paved driveway provides ample off-road parking and access to the integral garage, with an attractive lawned frontage enclosed by wrought iron railings. The enclosed rear garden is predominantly lawned, with mature trees, established laurel hedging and a generous patio providing a wonderfully private setting for outdoor dining, summer barbecues and relaxed family gatherings.

A beautifully finished modern home, designed around the way we live today, with space, light and an easy connection to the garden at its heart.

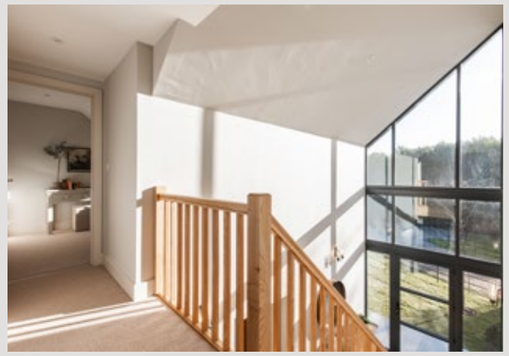


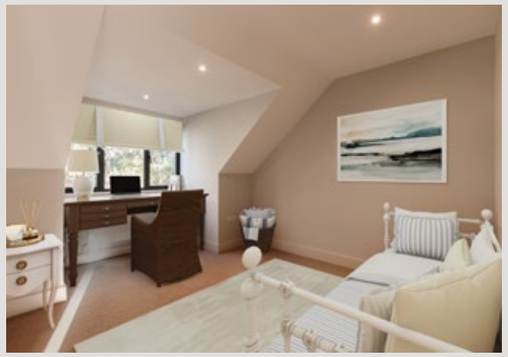












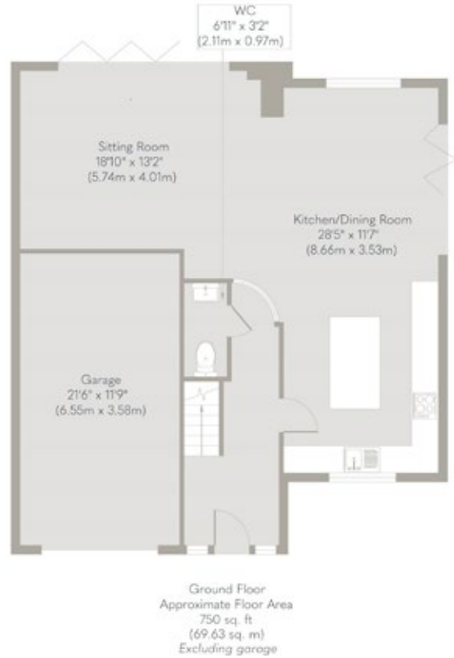


A home designed for modern family life, with generous spaces to come together and quieter corners to retreat to.





First Floor
Approximate Floor Area
926 sq. ft
(86.02 sq. m)



Ground Floor
Approximate Floor Area
750 sq. ft
(69.63 sq. m)
Excluding garage

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



"A home designed for modern family life, with generous spaces to come together and quieter corners to retreat to."

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

A. Ref:- 0864-3028-7303-4087-2204

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: ///revamping.cornering.puzzle

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SOWERBYS

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