



Thetford Road, Fakenham Magna, IP24 2QX

**MARK · EWIN**  
BURY ST EDMUNDS

This thoughtfully renovated and charming Victorian School is situated in the picturesque village of Fakenham Magna, offering characterful accommodation, delightful gardens and off-road parking. Upon entering, you are greeted by an entrance hall with access to a convenient cloakroom, leading into a welcoming sitting room. The sitting room boasts a feature fireplace, complemented by attractive wall panelling. To the rear of the property lies an impressive open-plan kitchen and dining room with underfloor heating. Thoughtfully designed, this space is both light and airy, benefitting from skylights and bifold doors that open directly onto the garden. The kitchen itself offers a tasteful range of wall and base units with ample storage and workspace, incorporating a built-in oven and hob with an integrated extraction unit and an integrated dishwasher. The property provides three bedrooms, accessed from the sitting room. Each room offers versatility, with one currently serving as a study. The accommodation is completed by a tastefully decorated shower room, fitted with a modern walk-in shower and also benefits from underfloor heating. To the front, a driveway provides convenient off-road parking, while the rear garden presents a generous outdoor space. Mostly laid to lawn, it is bordered by well-stocked beds filled with a variety of flowers, shrubs, and mature trees. To the side, a shingle area leads to a charming raised terrace, ideal for outdoor dining, alongside raised beds and a greenhouse. Further enhancing the appeal is a detached garden room, equipped with power and light. This versatile space offers excellent potential to be used as a summerhouse, a private home office or a creative studio.

Agents note: There is planning permission for extending into the ample roof space for three double bedrooms, one en-suite plus a family bathroom. For more details please use this link; <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PGH28ZPDJGY00> This property is also situated in a conservation area.

Additional Information Tenure: Freehold Mobile Coverage: EE, O2, & Three are available in this area. (Source Ofcom) Broadband: Standard & Superfast are available in this area. (Source Ofcom) Services: Mains Electric & Water. Heating via oil fired central heating and drainage via a septic tank.



### Directions

Proceed out of Bury St Edmunds along the A134 in the direction of Thetford. Continue on this road through the village of Ingham. Continue until Honington is Sign posted. Take this turning and continue on this road until you enter the village of Honington. Continue through the village bearing left until you come to a T junction with the A1088. Turn left onto Thetford Road and continue to Fakenham Magna. The property can be found on the left hand side.

### Location

Fakenham Magna is a village located on the A1088 road around eight miles north-east of Bury St Edmunds and four miles south-east of Thetford. Thetford offers a range of amenities including various schools, shops and supermarkets.

**Accommodation:**

Entrance

Sitting Room 16' 4" x 16' 7" (4.98m x 5.05m)

Kitchen/Dining Room 32' 11" x 16' 6" (10.03m x 5.03m)

Bedroom One 16' 7" x 8' 0" (5.05m x 2.44m)

Bedroom Two 9' 1" x 13' 2" (2.77m x 4.01m)

Bedroom Three 7' 0" x 13' 2" (2.13m x 4.01m)

Shower Room 13' 6" x 5' 5" (4.11m x 1.65m)

Cloakroom



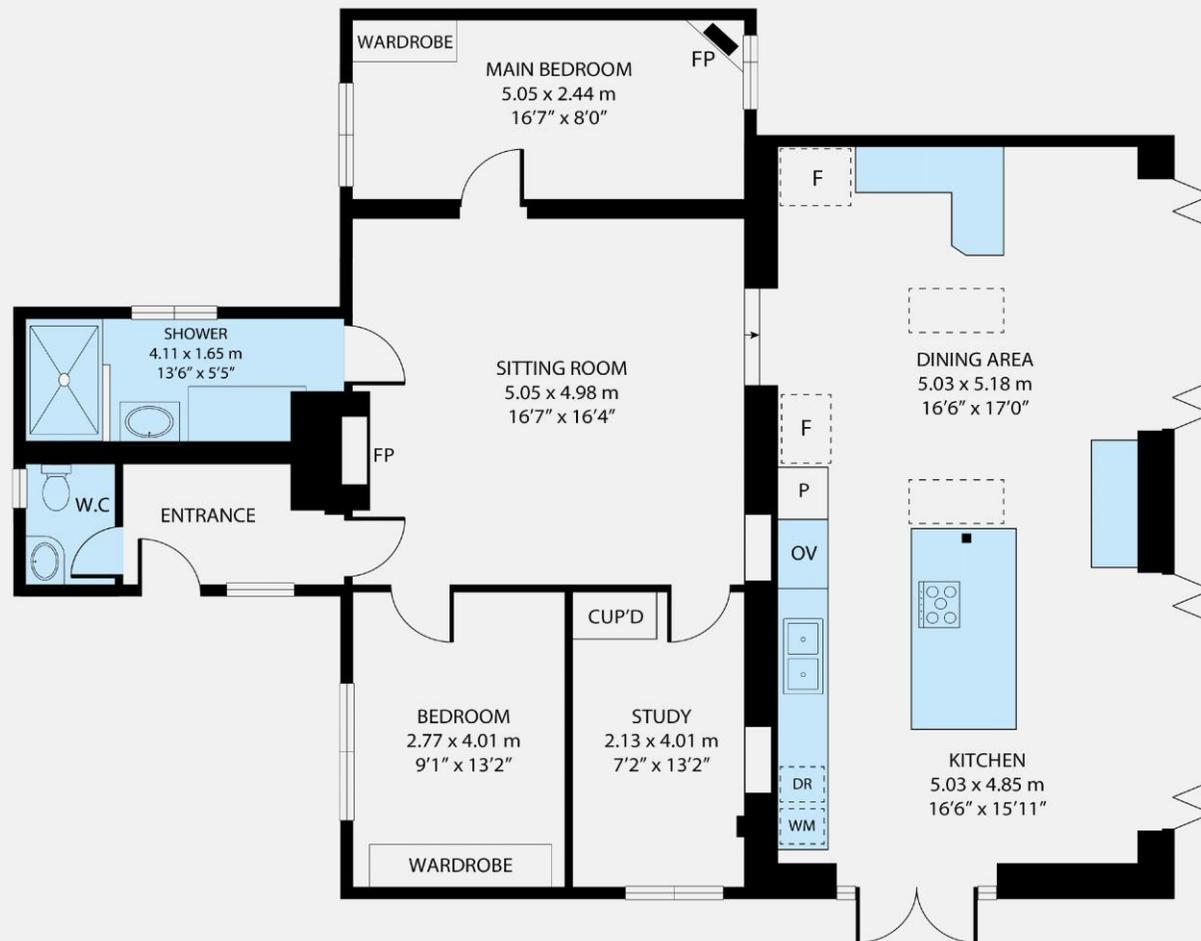
**Additional Information:**

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Guide Price £425,000**  
**Freehold**



THETFORD ROAD, FAKENHAM MAGNA, SFK, IP24 2QX

TOTAL APPROX. FLOOR AREA 130 SQ.M - 1,395 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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