



**Lawsons**  
ESTATE AGENTS

**The School Thetford Road, Fakenham Magna**

Guide Price **£425,000 – £450,000**

# The School Thetford Road

Fakenham Magna, IP24 2QX

Charming three-bedroom semi-detached bungalow, beautifully blending characterful features with practical family living. The property offers a versatile layout, including a welcoming lounge / snug with an open fire, and a spacious kitchen / day room that is perfect for both relaxed family meals and entertaining guests. The well-appointed shower room adds a touch of modern convenience, while oil heating ensures comfort throughout the seasons. With three bedrooms, this home provides ample space for growing families or those seeking a comfortable work-from-home environment. There is also exciting potential to develop the property further (subject to the relevant permissions) with plans approved for the upwards building of 2 bedrooms, one ensuite, and a family bathroom, making this a fantastic opportunity for buyers looking to add their own personal touch. Outside, the property boasts a generous cabin that can serve as a home office, gym, or additional living space, offering flexibility to suit a variety of needs. The driveway provides off-road parking for multiple vehicles, a valuable asset for busy households. The garden offers a private space for children to play or for summer entertaining. With so much to offer, this property is sure to attract considerable interest. Early viewing is highly recommended, so call now to arrange your appointment and secure your next home.

Council Tax band: B

Tenure: Freehold





### **Entrance Hallway**

8' 2" x 5' 5" (2.48m x 1.64m)

Window to side, with radiator, wood effect tiled flooring, access to loft via ceiling hatch, and doors to W/C and lounge.

### **W/C**

3' 7" x 5' 5" (1.10m x 1.65m)

Window to front, high level W/C, wash basin with individual taps over, with radiator, and wood effect tiled flooring.

### **Lounge / Snug**

16' 3" x 16' 1" (4.95m x 4.89m)

Window to front, feature fireplace with surround, with radiator, wooden flooring, access to loft via ceiling hatch, doors to all bedrooms and shower room, with opening to the kitchen / day room.

### **Kitchen / day room**

15' 2" x 31' 9" (4.62m x 9.67m)

Wall and base units with worktop over, inset double sink unit with mixer tap over, integrated electric oven and dishwasher, space for freestanding fridge / freezer, washing machine and tumble dryer, further central island comprised of base units with a bespoke hand made oak worktop with live edge feature over, and integrated electric hob with hidden extractor fan, with tiled flooring, three radiators, underfloor heating, three skylights, spotlighting, two sets of bi-fold doors to the rear, and further French doors to the side.

### **Shower Room**

12' 5" x 5' 9" (3.79m x 1.74m)

Windows to front and side, walk-in shower cubical with mixer tap shower, wash basin with mixer tap over\*, with heated towel rail, underfloor heating, and built-in storage.



### Principal Bedroom

16' 4" x 8' 0" (4.97m x 2.43m)

Windows to front & rear, feature decorative fireplace with surround, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 2

8' 11" x 12' 10" (2.73m x 3.90m)

Window to front, with radiator, and wooden flooring.

### Bedroom 3 / Study

7' 1" x 12' 10" (2.15m x 3.92m)

Window to side, with radiator, and carpet flooring.

### Garden

The property boasts a beautifully landscaped garden that perfectly complements its character. To the front, a shingle-laid driveway provides generous off-road parking for multiple vehicles, with a tucked away front garden area. The garden itself is mainly laid to lawn and features a tiered area of raised land, adding depth and interest to the outdoor space. There is ample room for outside dining and entertaining, with a charming patio area and pergola ideal for al fresco meals. A large timber cabin, which will remain as part of the transaction, offers versatile use as a home office, studio, or relaxation space. The garden is framed by mature planting and enjoys a sense of privacy, making it a wonderful setting for both family life and social gatherings.

### Cabin

16' 3" x 11' 2" (4.95m x 3.41m)

The property benefits from a timber built cabin in the rear garden, with fully insulated walls and roofing, windows to front and both sides, mains power and lighting connected, wood effect flooring, and French doors to the front.



## Driveway

The property benefits from a shingle driveway providing ample off-road parking for multiple vehicles.

## Agents Note

This property falls under a band B for the local council tax and costs approximately £1,730.38 per annum for 2025/26. Please note that the property is served by a septic tank for drainage. Planning permission has previously been granted to extend into the roof space (Granted Q4 2018). In addition, the vendors have advised that permission has been granted by Euston Estates for the development of a garage / workshop. The property is also situated within a conservation area. For more information, please contact the office.



## Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

## Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

## Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.

Please call 01842 755422 to make an appointment.

## Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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