



**Thetford Road, Fakenham Magna, Thetford**

**Sheridans**



# Thetford Road, Fakenham Magna, Thetford IP24 2QX

Guide Price £495,000

A stylishly improved detached village home set within generous, well-established gardens, enjoying a peaceful rural setting in the sought-after village of Fakenham Magna.

Sherwood has been thoughtfully enhanced in recent years, most notably with the creation of an impressive open-plan kitchen/dining/living space extension forming the focal point of the property. This beautifully designed room is flooded with natural light via a roof lantern and wide sliding doors opening directly onto the terrace and gardens beyond. The kitchen itself is fitted with sleek contemporary units centred around a substantial island, perfectly suited to both everyday living and entertaining.

The remaining accommodation is well-balanced and immaculately presented throughout. A comfortable sitting room to the front benefits from a large picture window overlooking the gardens, creating a bright and welcoming reception space. There are three well-proportioned bedrooms, all served by a family bathroom and separate cloakroom, with the layout ideally suited to both family living or those seeking predominantly single-storey accommodation. A useful utility room provides further practicality. The property also adds great scope and potential to create large first floor accommodation with two dormer windows already in situ.

## Outside

The property enjoys access to a driveway providing ample parking and access to a detached garage, together with a substantial workshop offering excellent versatility for hobbies, storage or home working.

The gardens are a particular feature of the property, extending

predominantly to the rear and laid mainly to lawn. Interspersed with a variety of mature trees and established planting, the grounds enjoy a high degree of privacy and a delightful outlook over surrounding countryside. A terrace lies immediately to the rear of the house, providing an ideal space for al fresco dining and entertaining.

## Location

Fakenham Magna is a small and attractive rural village surrounded by open countryside, conveniently positioned between Bury St Edmunds and Thetford. The nearby villages and towns provide everyday amenities, whilst Bury St Edmunds offers an excellent range of shopping, schooling and leisure facilities. Thetford provides further facilities and rail links.

## Directions

When entering Fakenham Magna from the direction of Bury St Edmunds and Ixworth, the entrance to the property will be found further on the left hand side almost opposite the entrance to Northern House on the right.

## 3 What Words //split.upward.handbook

### Services

Mains electricity, water, private treatment plant drainage and oil central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Ultrafast - Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

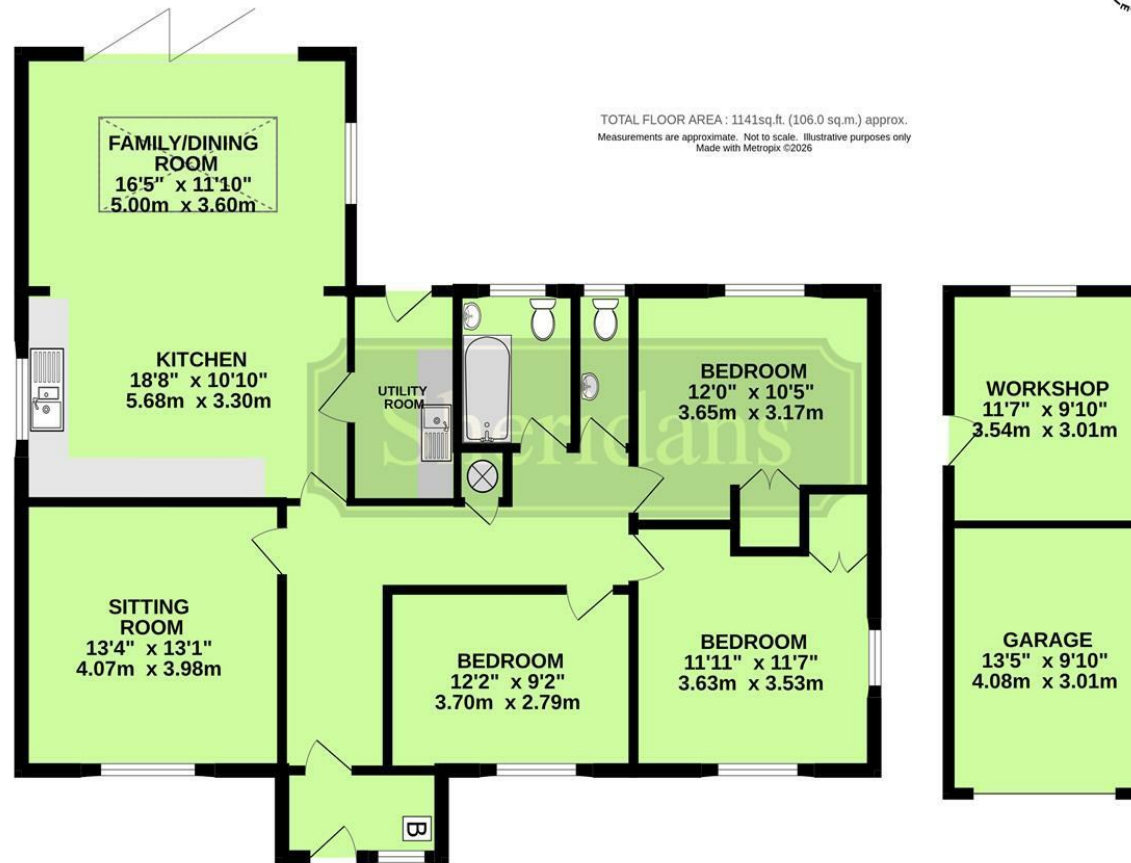
Agent note

- Much improved detached village home set within a generous and private plot
- Impressive open-plan kitchen/dining/family room with contemporary fittings and central island
- Light-filled living space with roof lantern and sliding doors opening onto the garden
- Comfortable sitting room with large picture window overlooking the front aspect
- Well-presented accommodation throughout, suitable for both family living and single-level occupation
- Modern kitchen complemented by a separate utility room
- Family bathroom and additional cloakroom
- Driveway providing extensive off-road parking, garage/workshop
- Potential to extend into large roof space, no onward chain
- Attractive, mature gardens with terrace, established trees and pleasant rural outlook

Permitted development for a large loft conversion. Dormer windows already in place.

EPC - The vendors currently have a valid EPC on the property but have since had cavity wall insulation and a new boiler fitted at the property. No onward chain.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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