

THE STORY OF

12a Wells Road

Fakenham, Norfolk

SOWERBYS



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Fakenham, Norfolk
NR21 9AA

Beautiful Georgian Style Detached House
Conveniently Situated for Town
Grand Reception Hall and Staircase
Contemporary Style Kitchen Family Room
Two Further Reception Rooms
and Well Equipped Study
Four Double Bedrooms and Two En-Suites
Family Shower Room
Galleried Landing
Pretty Landscaped Gardens
Double Garage (Currently Used as a Studio)
with Internal Staircase to Store Room

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‘Churchill House’ was built in 2010, occupying a delightfully tucked away position in the market town of Fakenham, just a short distance from the North Norfolk coast.

Since it was built the kitchen has undergone modernisation, providing a comfortable space to dine and entertain, especially in the summer months, when opening the doors brings the outside in, overlooking the south facing garden. The sitting room and dining room are located off the reception hall, both provide, generous space, bespoke storage, and cosy fireplaces for those chilly temperatures.

The study has been recently fitted with a range of units, perfect for organised filing and storage and the utility room provides more recently fitted storage cupboards.

The principal bedroom is another generous space with its en-suite and built in wardrobes and the second bedroom is the ideal guest room with the second en-suite. The other two double bedrooms are served by the family shower room.

As you might expect the outside is beautifully designed as well. Our vendors have converted the double garage into an artist studio, careful to ensure it could easily be converted back to garage space, with its internal staircase leading to a storeroom. The landscaped gardens are complimented by the courtyard patio and the ‘Crane’s timber summer house.

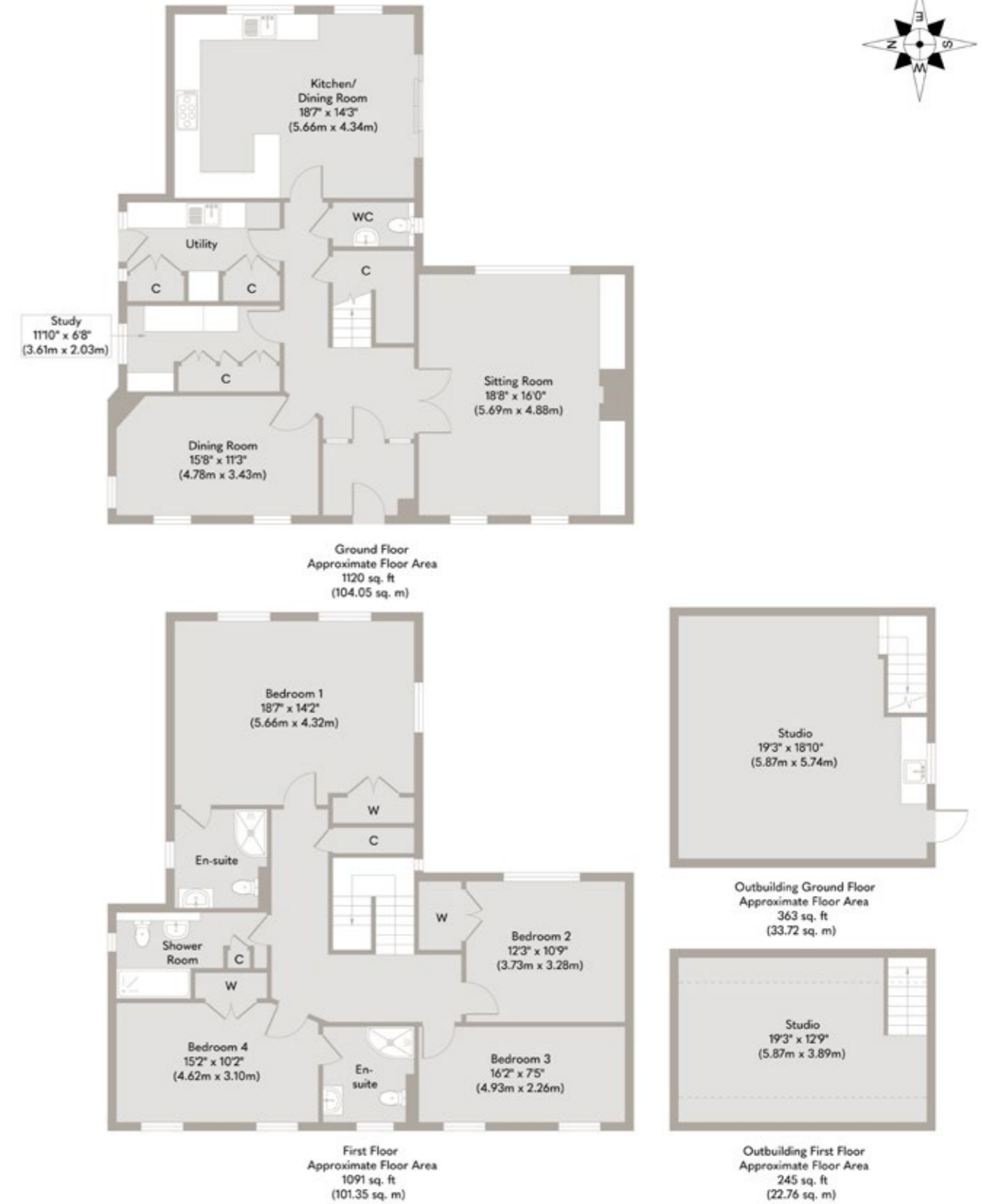
The house is a perfect home, close to all the towns amenities, whilst nestling quietly away from the road. It’s time to find the next custodian to create new memories in what has to be said is an immaculately presented property in a little oasis....





Flexible spaces that adapt effortlessly to modern family life.





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 Sowerbys



“Immaculately presented and ready to enjoy from day one.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via ground source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///fade.functions.crockery

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SOWERBYS

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