



179 Norwich Road, Fakenham

Guide Price £450,000



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Fakenham, Fakenham

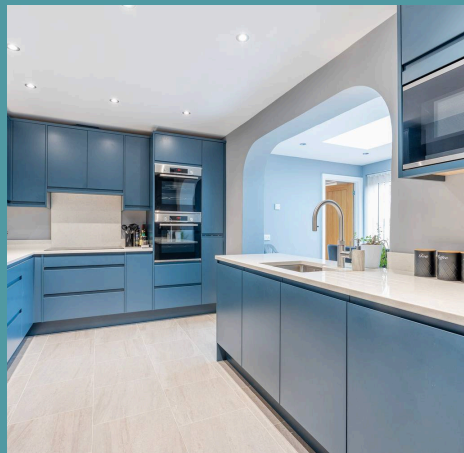
Guide Price £450,000 - £475,000. Strategically positioned in the charming town of Fakenham, this fully renovated detached residence epitomises the essence of a beautiful family home. Immaculately presented to the highest standard, the property invites you in with flexible and spacious accommodation that effortlessly adapts to your preferences and lifestyle. Showcasing a stunning kitchen/breakfast room equipped with premium fixtures and fittings, a spacious sitting room accentuated by a gas-burning stove and a large bay window, an inviting dining room opening into a light-filled conservatory, three bedrooms and a luxury family bathroom. Externally, you'll discover an expansive garden complemented by a driveway, carport and a garage. Acquire this home to experience comfort and serenity, perfectly suited to today's modern lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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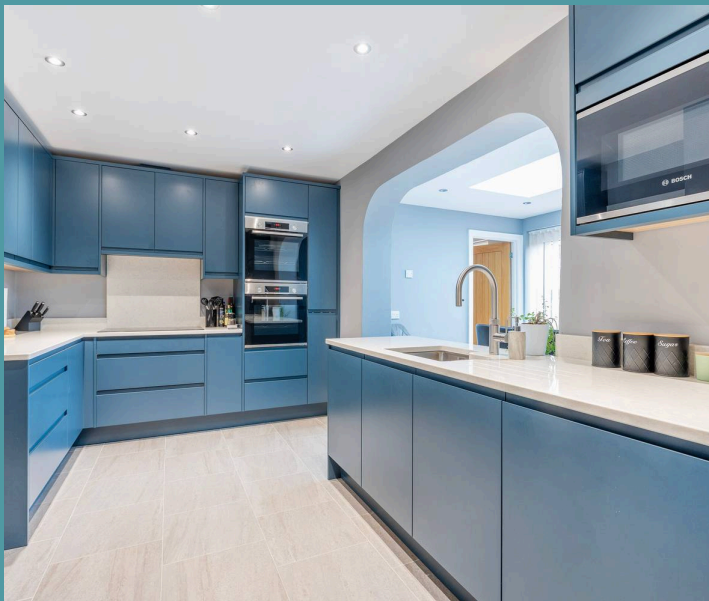
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### Location

This property offers a wonderful location just a short walk from the vibrant centre of Fakenham. The town is home to a range of supermarkets, including Aldi, Lidl, and Morrisons, ensuring everyday convenience. Fakenham, once voted the 7th best place to live in Britain by Country Life magazine, boasts a rich selection of amenities, making it an ideal spot for families and individuals alike.

Among its offerings are a cinema, a weekly market on Thursdays, a garden center, and local football and rugby clubs. For those seeking recreation, the area also features a racecourse, golf course, and a sports and social club with a variety of activities,

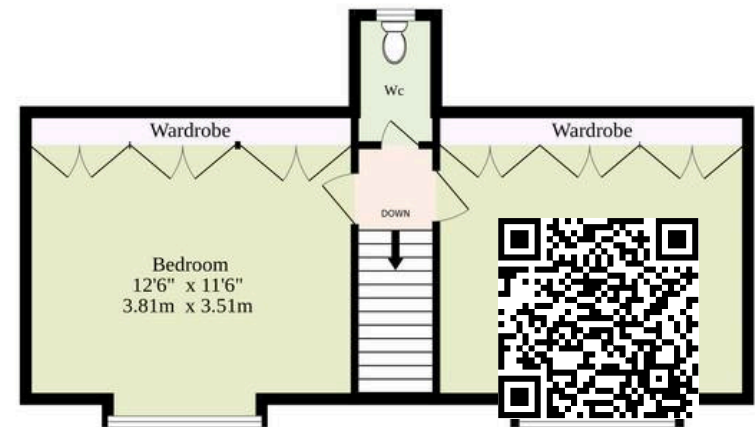




**Ground Floor**  
1211 sq.ft. (112.5 sq.m.) approx.



**1st Floor**  
303 sq.ft. (28.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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