



49 Sculthorpe Road, Fakenham

Fakenham



Minors & Brady

49 Sculthorpe Road

Fakenham, Fakenham

Occupying a generous plot of approximately one-third of an acre (stms), this substantial and characterful family home offers beautifully proportioned accommodation approaching 1,900 sqft. Set along one of Fakenham's more established yet quiet residential roads, the property enjoys a convenient position within easy reach of the town centre and nearby riverside walks.

Combining traditional features with flexible living space, the home has been well maintained and enhanced with modern improvements, including solar panels installed in 2024, creating an energy-efficient and comfortable environment suited to modern family life.



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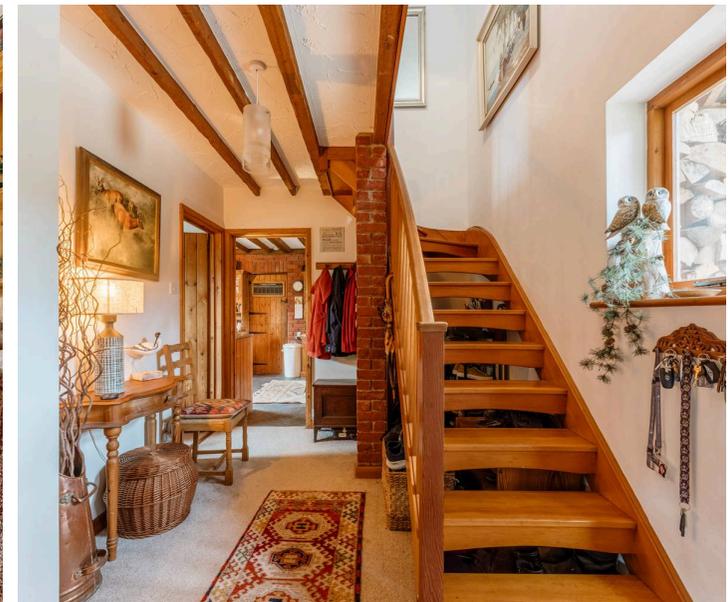
- Substantial and characterful detached home offering approx. 1,900 sqft of accommodation
- Set within grounds of approximately one third of an acre (stms)
- 18 solar panels installed in 2024, enhancing energy efficiency
- Traditional kitchen with solid wood units, granite worktops and slate flooring
- Multiple reception rooms including sitting room, snug and conservatory
- Mature, private and fully enclosed south facing rear garden with an oak framed gazebo and established orchard with a range of fruit trees
- Oak framed gazebo and established orchard with a range of fruit trees
- Detached insulated double garage with electric door and additional bike store
- Extensive driveway providing off road parking for multiple vehicles

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

Sculthorpe Road enjoys a convenient position within the market town of Fakenham, offering easy access to a wide range of everyday amenities and the surrounding countryside. The town centre is within reach and provides supermarkets, independent shops, cafés, and essential services, along with schools and medical facilities. Fakenham is well known for its racecourse and weekly market, adding to the town's character and sense of community. The nearby Norfolk coastline, including Wells-next-the-Sea and Holkham, is easily accessible for days out, while the surrounding rural landscape offers plenty of walking and outdoor opportunities. Road links via the A148 and A1065 connect to King's Lynn, Norwich, and the wider region, making this a practical and appealing location for both daily living and exploring North Norfolk.

Sculthorpe Road

The property is entered via a central hallway where exposed beams and traditional detailing immediately set the tone. From here, doors lead to the principal ground floor rooms, all of which offer a strong sense of space and practicality. The sitting room is a comfortable and well proportioned space, complemented by character features, and flows through to a versatile snug area which can also serve as a dining room or study. This space connects seamlessly to the conservatory, which overlooks the garden and provides an additional reception area filled with natural light.



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The kitchen is fitted with solid wood units, granite work surfaces and a natural slate floor, offering both durability and a classic finish. There is ample storage along with integrated appliances including a dishwasher and fridge, as well as a modern electric range cooker. Beyond the kitchen, a good sized utility room provides further storage, space for appliances and access to the outside, along with a ground floor WC. An additional ground floor room offers further flexibility and is currently used as a dining room, although it could also function as a study or fifth bedroom if required. Upstairs, a spacious landing leads to four bedrooms. The principal bedroom is particularly generous and benefits from a dressing room with built in storage and an ensuite. The remaining bedrooms are well proportioned and are served by a modern family bathroom.

Externally, the property enjoys a mature and private setting, with a fully enclosed garden that offers a strong sense of seclusion. The south facing rear garden is well established, featuring lawned areas, planting and a brick paved patio that extends from the rear of the house. A permanent oak framed gazebo provides an ideal space for outdoor dining and entertaining. Beyond this, a gated section of the garden leads to a small orchard with a variety of fruit trees, along with a garden shed and summerhouse.



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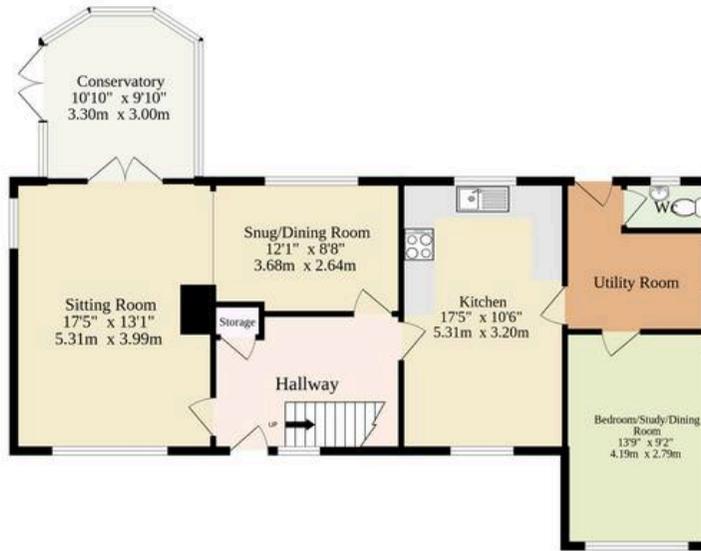
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To the front, a large gravel driveway provides off road parking for multiple vehicles and leads to a detached insulated double garage with electric door, rear pedestrian access and a separate bike store.

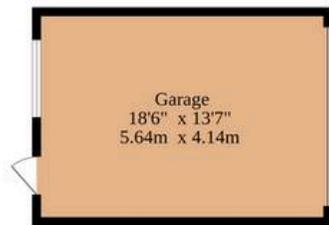
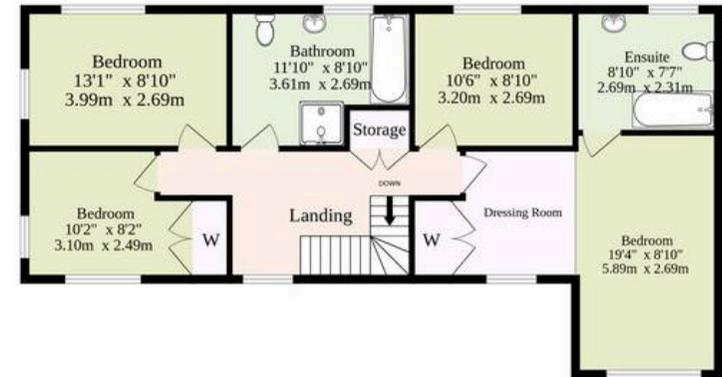


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Ground Floor
1156 sq.ft. (107.4 sq.m.) approx.



1st Floor
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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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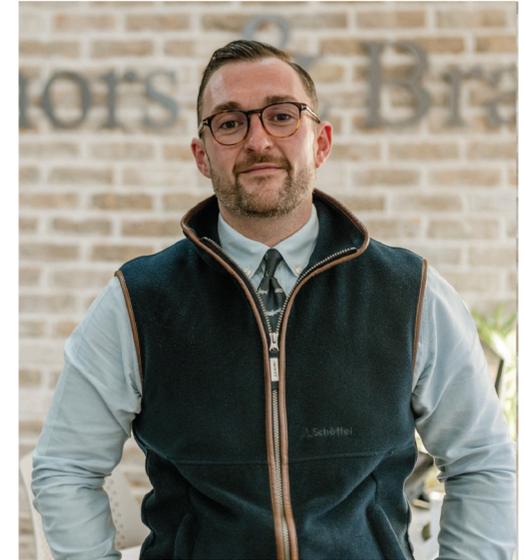
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