

26 Smiths Lane, Fakenham

OIEO £385,000 Freehold

This beautifully presented 4-bedroom detached home delivers over 1,200sqft of versatile living space, ideal for modern family life. Inside, a bright and spacious layout includes a welcoming lounge, separate dining room, stylish new Wren kitchen, and a sunlit conservatory overlooking the garden. With a well-kept private garden, off-road parking, and an integral garage, the home pairs everyday convenience with a warm and comfortable atmosphere, all just moments from local amenities.

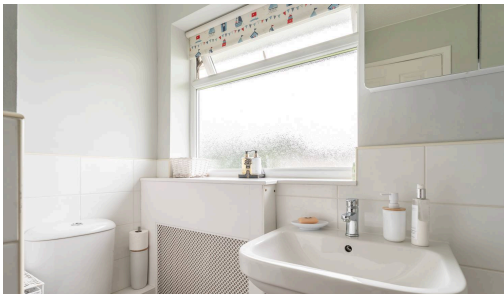
Location

Smiths Lane enjoys a superb location in the heart of Fakenham, one of Norfolk's most historic market towns. Just moments from the town centre, residents benefit from easy access to a wide range of independent shops, cafes, supermarkets, and the popular weekly market that has drawn visitors for centuries. Excellent schools, medical facilities, and leisure amenities are all close by, making it a practical choice for families and professionals alike. The nearby River Wensum offers scenic walking routes, while the stunning North Norfolk coastline, including Wells-next-the-Sea and Holkham Beach, is just a short drive away, making this address ideally placed for both convenience and coastal living.



Smiths Lane

Entering the home, you are greeted by a welcoming hall providing access to all downstairs areas. To your right, a spacious lounge benefits from natural light streaming through the front-facing window. Adjacent is a convenient WC, with a separate dining room and newly fitted Wren kitchen leading into the sunlit conservatory, offering picturesque garden views.



Upstairs, off the landing, you will find the four bedrooms. The main bedroom features an ensuite shower room, while the fourth bedroom boasts a built-in wardrobe. The first floor is complemented by a modern family bathroom. The property's boiler, a vital component, is only 2 years old, ensuring efficiency and reliability.

Externally, the property boasts a private, well-established garden, providing a serene outdoor space for family gatherings or quiet relaxation. The front garden is meticulously laid to lawn with colourful flowering borders, while the rear garden features a lawn and mature shrubs creating a tranquil atmosphere. The paved patio area is an ideal spot for outdoor dining or basking in the sunshine. In addition, an integral garage with power and lighting, accompanied by off-road parking for multiple vehicles, adds convenience and security to this wonderful property.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

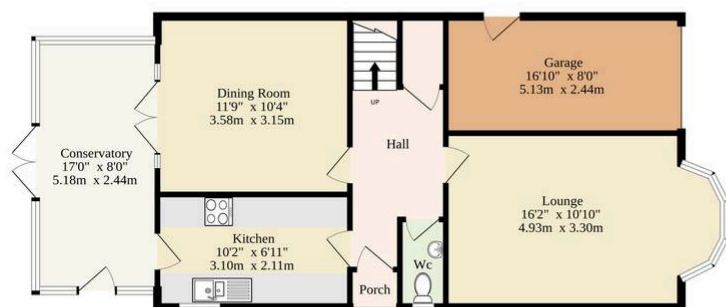
Tenure: Freehold

EPC Energy Efficiency Rating: C

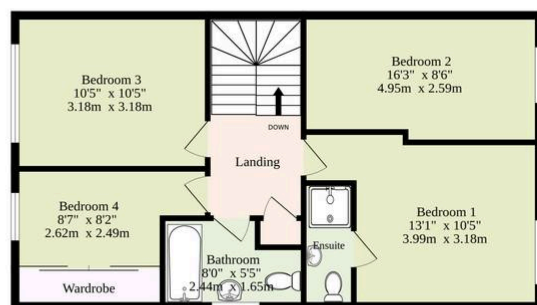
EPC Environmental Impact Rating: D



Ground Floor
653 sq.ft. (60.7 sq.m.) approx.



1st Floor
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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