



56 North Park, Fakenham

Fakenham



£280,000  
Minors & Brady



## 56 North Park

Fakenham, Fakenham

Perfectly positioned in a quiet residential cul-de-sac within the popular market town of Fakenham, this detached three-bedroom home offers the ideal layout for family living. Well cared for by the current owners and presented in good condition throughout, the property enjoys a practical internal layout, ample parking, an enclosed rear garden, and a number of sought-after features including a conservatory, cloakroom, and garage. With spacious reception rooms, fitted storage in the bedrooms, and a bright conservatory opening onto a well-tended garden, this is a home that's ready to move into and enjoy. Located close to a range of schools, supermarkets, and town centre amenities, this is a fantastic opportunity for those looking to settle in a well-connected yet peaceful area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

M&B







M&B



## 56 North Park

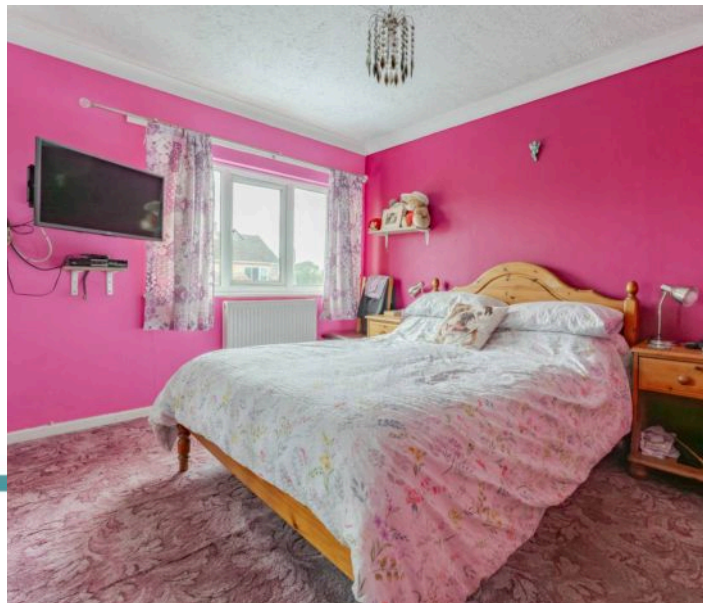
Fakenham, Fakenham

### Location

Situated on the northern edge of Fakenham, North Park enjoys a convenient and well-connected residential setting within this historic market town. Fakenham offers a wide variety of local amenities including supermarkets, independent shops, cafes, pubs, and a popular weekly market held in the town centre. Families benefit from access to several local schools and healthcare facilities, while active residents can enjoy nearby sports clubs, riverside walks, and green open spaces. North Park is a quiet, established area with minimal through-traffic, offering a peaceful environment just minutes from the town's main services. The wider area provides easy access to the North Norfolk coast, with destinations such as Wells-next-the-Sea, Holkham and Blakeney reachable in under 30 minutes by car, and Norwich accessible via the A1067.

### North Park

The property opens via a front porch into a central entrance hall with access to a ground floor cloakroom, complete with WC and wash hand basin. The main lounge stretches over 20ft and features a cosy fireplace, front-facing window, and sliding patio doors that lead directly into the conservatory. This spacious reception area is perfect for both entertaining and everyday family use.





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To the rear of the home, the separate dining room provides direct access to the garden and features a tiled floor and built-in cupboard, with an open archway connecting into the kitchen. The kitchen is fitted with wall and base units, an eye-level oven, gas hob, and space for both a washing machine and fridge, with a window overlooking the rear garden. The adjoining conservatory is surrounded by brick and uPVC and opens directly onto the patio.

Upstairs, the landing leads to three well-proportioned bedrooms. The main and second bedrooms both benefit from fitted wardrobes, while all three enjoy natural light and comfortable proportions. The shower room comprises a WC, wash hand basin, shower enclosure, heated towel rail and a front-facing window.

Externally, the rear garden is fully enclosed and beautifully maintained, with a patio seating area and two timber sheds providing excellent external storage. To the front, the driveway offers ample parking in front of the attached garage.

### Agents Notes

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

Council tax band - C



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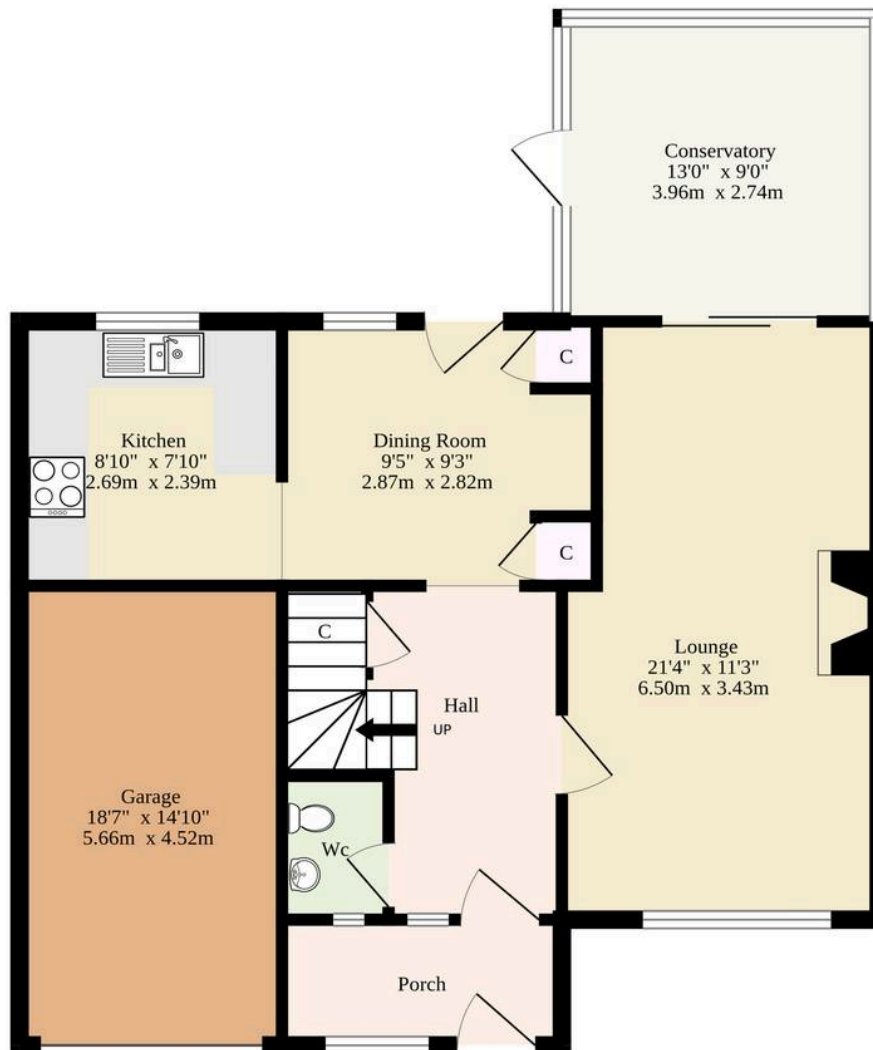
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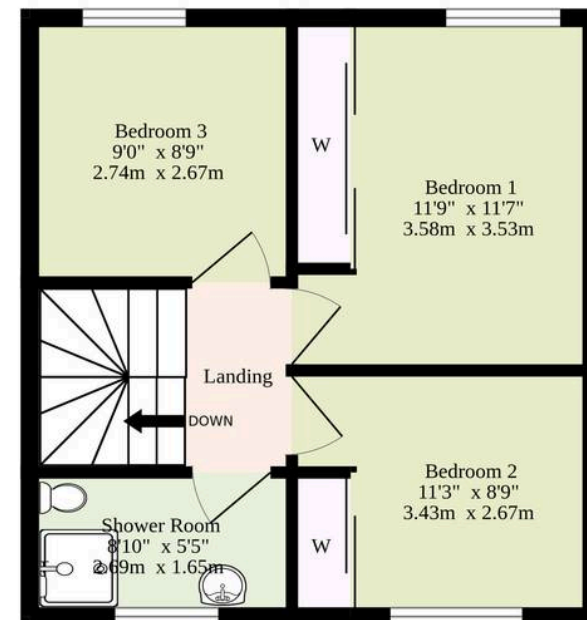
- Well-presented three-bedroom detached house
- Spacious lounge with feature fireplace, perfect for those cosy nights in
- Separate dining room and fitted kitchen
- Bright conservatory overlooking the enclosed rear garden
- Three first floor bedrooms, two benefitting from built-in wardrobes
- Integral garage and driveway providing off-road parking
- Enclosed and private rear garden, ideal for families
- Perfectly situated in a sought-after residential area of Fakenham, close to schools and amenities



Ground Floor  
741 sq.ft. (68.8 sq.m.) approx.



1st Floor  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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