



30 Sandy Lane, Fakenham

Fakenham



Minors & Brady

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Fakenham

Set within the historic market town of Fakenham, this charming detached residence sits proudly on a generous plot, offering the perfect balance between period charm and modern-day family living. Once a quaint country cottage, it has been thoughtfully extended in traditional brick and flint, a nod to Norfolk's rich architectural heritage, blending character features with versatile, light-filled spaces. With generous gardens, flexible living areas, and a location that places both vibrant market town life and the stunning North Norfolk coast within easy reach, this is a home that feels timeless yet perfectly suited to contemporary living.





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- Detached residence proudly positioned on a substantial plot within the market town of Fakenham
- Formally a quaint cottage, that has been sympathetically extended in more recent years in the traditional brick and flint style, to create a perfect family home
- Huge amount of potential, already offering spacious and flexible accommodation that is ready to adapt to your own preferences and style
- Versatile snug which can be utilised as a home office, a playroom for larger families or additional accommodation if required
- Open-plan kitchen/dining room equipped with light Oak cabinetry, granite worksurfaces, a butler sink, space for a cooker, an integrated fridge and plumbing for a dishwasher
- A functional utility room for laundry appliances and a convenient cloakroom
- A spacious sitting room accentuated by a grand brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Five bedrooms that vary in size, a private en-suite bathroom and a family bathroom
- Approx. 1/3 of an acre of maintained grounds, featuring a patio area, an extensive laid to lawn, a fish pond and multiple timber storage sheds (stms)
- A long, gated driveway providing ample off-road parking and a garage for vehicle or storage options



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Location

Sandy Lane is a quiet residential street set in a sought-after part of the traditional Norfolk market town of Fakenham. The town centre is just a short walk or drive away, offering a variety of independent shops, supermarkets, cafés, and the long-established Thursday market selling fresh produce and local goods. Families are well served by several primary schools and the well-regarded Fakenham Academy for secondary education, all within easy reach. Healthcare facilities, including GP surgeries, dental practices, and a community hospital, are located in and around the town, ensuring essential services are close at hand.

For leisure, residents can enjoy nearby parks, the River Wensum, a local leisure centre, and the famous Fakenham Racecourse. Transport links are excellent, with regular bus services to Norwich, King's Lynn, and the North Norfolk coast, while the A148 and A1067 provide convenient road access to the wider region. Sandy Lane combines a peaceful setting with the practicality of everyday amenities, making it an ideal location for a range of buyers.



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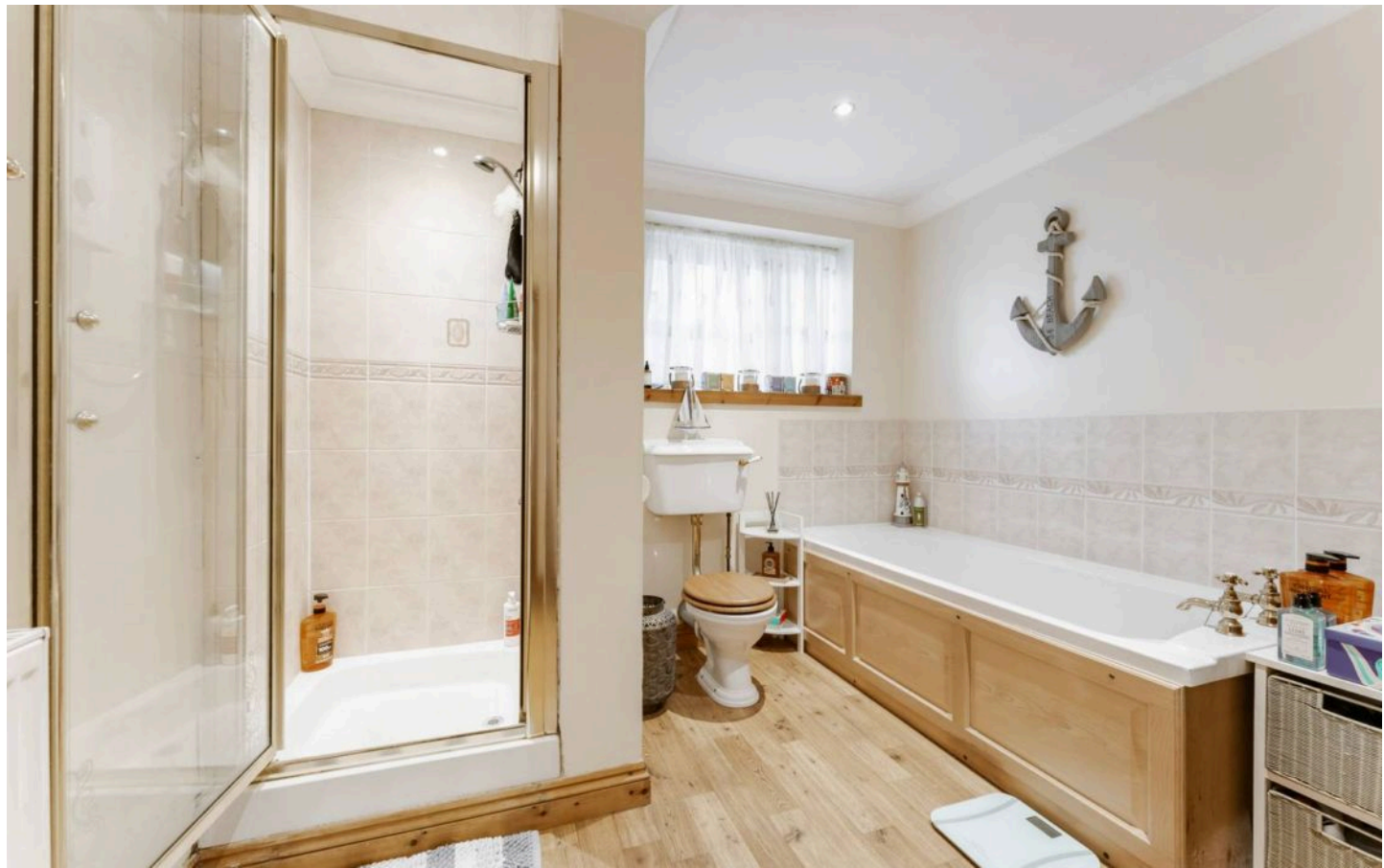
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Stepping inside, the accommodation is both generous and adaptable, designed with family life in mind, yet versatile enough to suit a variety of needs. The porch leads into a welcoming entrance hall, setting the tone for the rest of the home with its warm, inviting atmosphere. To one side, a versatile snug offers endless possibilities, it can be a cosy second lounge, a peaceful home office for remote working, a dedicated playroom for younger children, or even occasional guest accommodation. This flexibility ensures the home grows and evolves alongside its owners' needs.

The heart of the property is undoubtedly the open-plan kitchen and dining space, a light-filled hub perfect for family gatherings, homework sessions over breakfast, or hosting dinner parties. The kitchen features light oak cabinetry, granite work surfaces, a classic butler sink, and an integrated fridge, with plumbing in place for a dishwasher. There's space for a freestanding cooker, giving new owners the freedom to choose according to their culinary style. The adjoining dining area enjoys garden views, creating a lovely backdrop for every mealtime. A separate utility room keeps laundry appliances and everyday household tasks neatly out of sight, while a cloakroom adds extra convenience for busy family routines.

The sitting room is a showpiece of comfort and character, dominated by a grand brick-built fireplace with an inset wood burner, perfect for gathering around on cooler evenings. The generous proportions of this room make it equally suited to lively entertaining or quiet, fireside relaxation.



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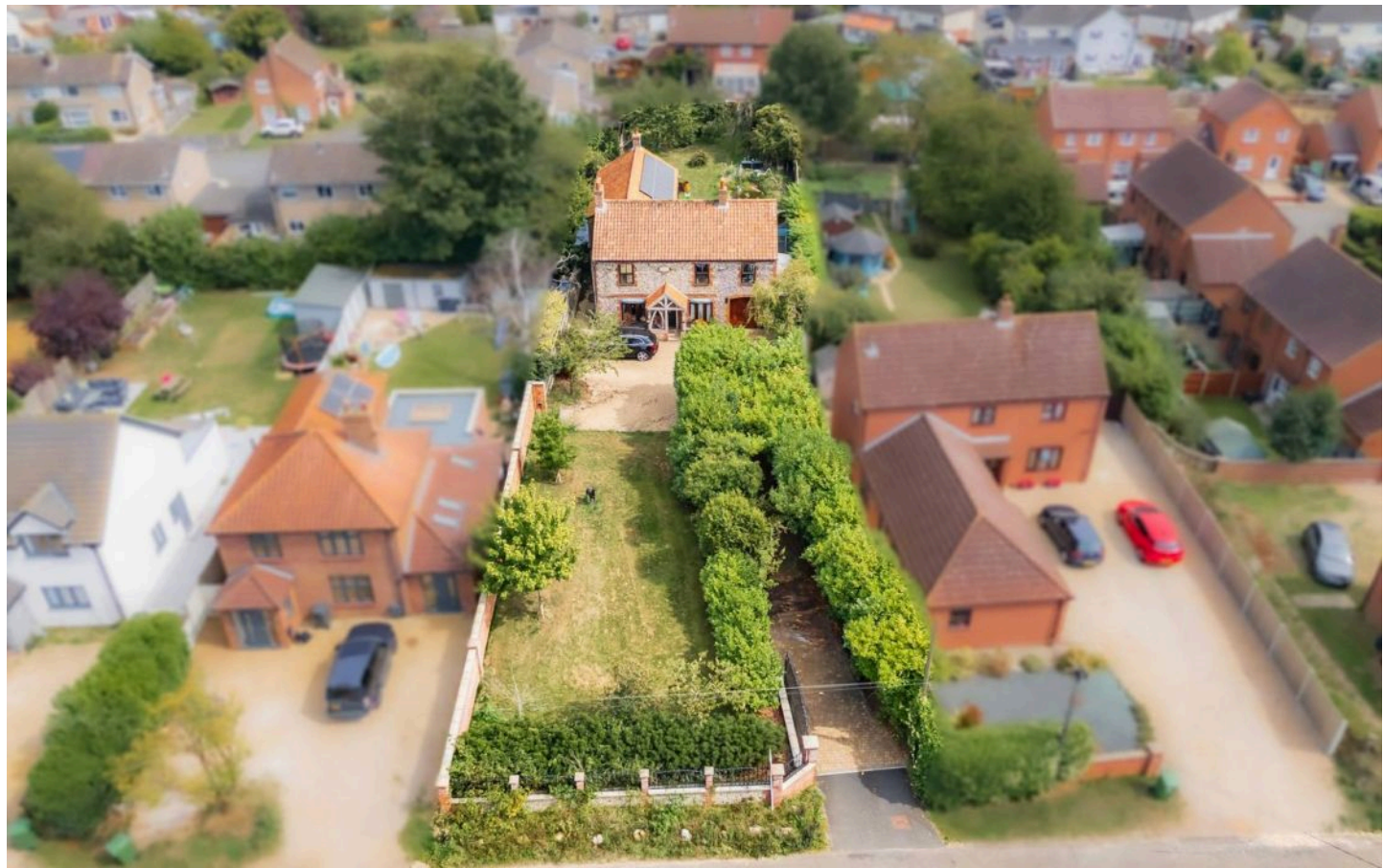
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Upstairs, the home offers five bedrooms of varying sizes, ensuring there's space for everyone. The principal bedroom stands out, complete with built-in wardrobes and its own private en-suite bathroom. The remaining bedrooms are bright and versatile, easily serving as guest rooms, nurseries, or hobby spaces. A family bathroom, comprising of a four-piece suite, serves the rest of the household.

From the moment you arrive, the sense of space and privacy is evident. A long, gated driveway sweeps towards the house, providing extensive off-road parking and leading to a garage that can accommodate a vehicle or serve as additional storage. The substantial grounds, extending to approximately one-third of an acre (STMS), is positioned at the front and rear of the home, with every area offering something unique—from the sun-drenched patio perfect for al fresco dining, to the expansive lawn ideal for children's play, to a fish pond that brings a touch of nature to the doorstep. Multiple timber storage sheds offer practical solutions for tools, gardening equipment, or hobby space.

Agents note

Freehold

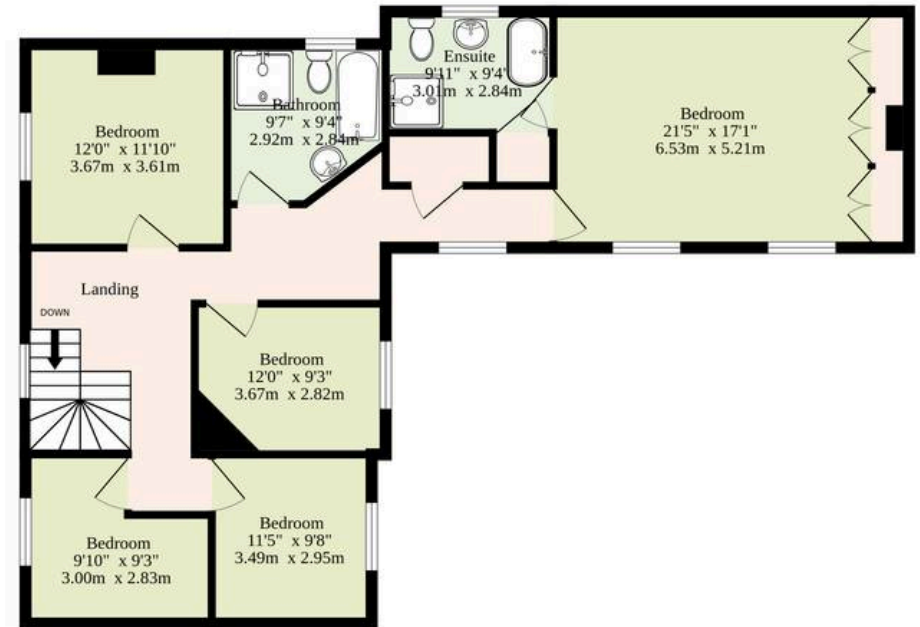


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Ground Floor
1339 sq.ft. (124.4 sq.m.) approx.



1st Floor
1284 sq.ft. (119.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2623 sq.ft. (243.7 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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