



3 Kings Head Terrace Fakenham Road, Great Witchingham

Norwich



Minors & Brady



# 3 Kings Head Terrace Fakenham Road

Great Witchingham, Norwich

Recently updated and beautifully presented, this mid-terrace home offers a stylish interior with thoughtful modern touches throughout. The ground floor flows with oak flooring into a light-filled living space where a log burner set beneath a brick arch creates a warm focal point, opening into a newly fitted shaker-style kitchen with breakfast bar, wood-effect surfaces and tiled splashbacks. A contemporary bathroom finished in stone-effect tiling adds to the modern feel, while upstairs, two double bedrooms enjoy plenty of natural light and soft finishes. Outside, the front garden is attractively arranged with planting and a useful shed, while to the rear, a private courtyard provides a low-maintenance space for relaxing. With new windows and doors, upgraded electric heaters, a new water tank and the benefit of allocated parking, this is a home where character meets comfort, all within easy reach of shops and a pub in nearby Lenwade.

## Location

Kings Head Terrace on Fakenham Road in Great Witchingham offers a sought-after village setting surrounded by Norfolk's rolling countryside. The village is home to a welcoming community, a popular primary school, and the Dinosaur Adventure Park, while nearby Lenwade provides everyday amenities including shops and a pub. Well placed between Norwich and Fakenham, residents enjoy straightforward access to the city, the North Norfolk Coast, and the market towns of Reepham and Dereham, making it a convenient and appealing location for both families and commuters. Outdoor enthusiasts will appreciate the abundance of walking routes and nature reserves in the area, while keen anglers are drawn to the nearby fishing lakes. Great Witchingham offers rural character alongside excellent connections, making it a highly attractive place to live.

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### Kings Head Terrace, Fakenham Road, Great Witchingham

Step inside through the light-filled porch and you are welcomed into a ground floor that feels both bright and inviting. Oak flooring runs throughout, adding warmth and a contemporary edge. The living space is centred around a log burner set beneath a rustic brick arch, bringing character and a cosy focal point to the room. A large front-facing window floods the area with natural light, while the open-plan design flows easily into the kitchen.

The kitchen has been finished with soft blue shaker-style cabinetry, wood-effect worktops and eye-catching tiled splashbacks. A breakfast bar creates a relaxed spot for everyday meals, with the layout thoughtfully designed for both cooking and entertaining. From here, doors open into a rear lobby where a generous airing cupboard offers useful storage and access is provided to the rear garden and the family bathroom. The bathroom feels fresh and modern, featuring grey stone-effect tiling, a white suite with vanity unit and inset basin, a low-level WC, bath with overhead shower, glass screen, heated towel rail and a frosted window for privacy.

A staircase rises from the main living area to the first floor, where the landing opens into a spacious front-facing bedroom. A wooden balustrade adds charm, while the window ensures a bright and airy feel. A second double bedroom is also positioned on this level, both rooms finished with soft carpet flooring and enjoying plenty of natural light.

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Outside, the rear of the property enjoys a private courtyard-style garden, enclosed by brick and timber fencing. The low-maintenance layout is partly shingled and partly paved, offering space for seating, potted plants and small garden features, all with a sunny aspect. The front garden is equally attractive, set behind fencing for privacy, with a pathway leading to the porch, gravelled areas for pots, and well-stocked borders full of shrubs and seasonal colour. A timber shed provides storage, and the garden also enjoys plenty of sunshine.

### Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating System- Electric Heaters

Council Tax Band- A

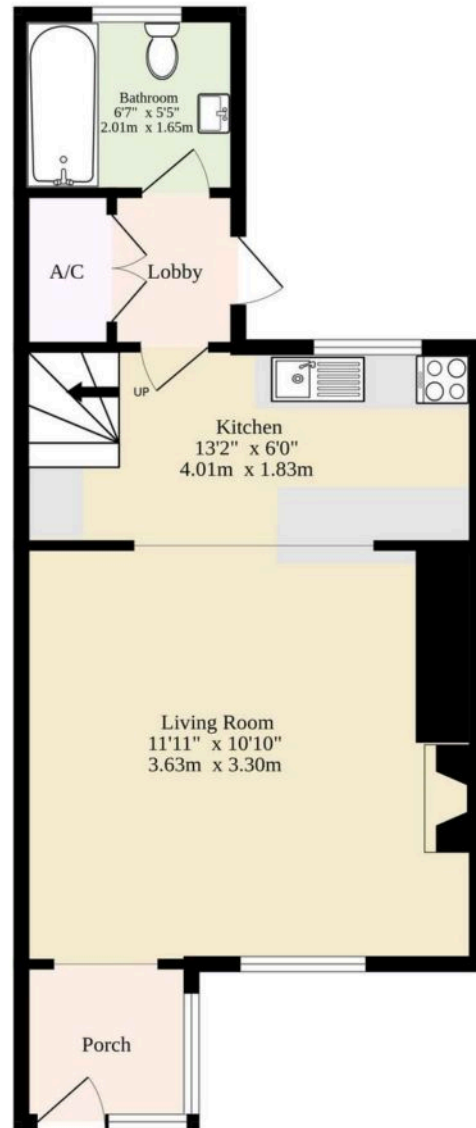
The neighbouring cottage holds a pedestrian right of access across the rear courtyard, though this is not currently used



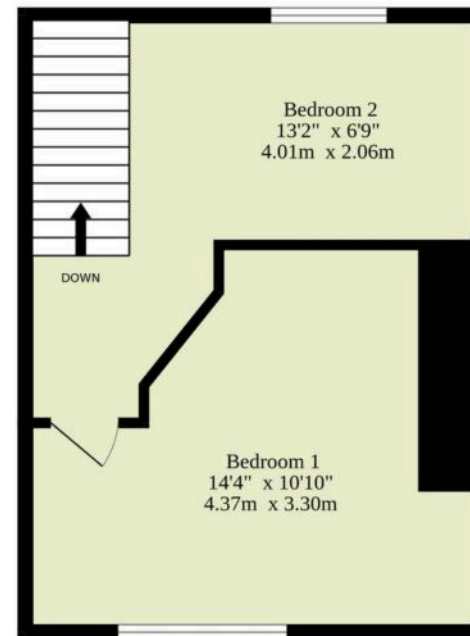
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Ground Floor  
269 sq.ft. (25.0 sq.m.) approx.



1st Floor  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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