



7 Kings Road, Fakenham

Fakenham



Minors & Brady

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Beautifully presented and set within a peaceful cul-de-sac with no through road, this attractive semi-detached home offers spacious and versatile living in the well-connected market town of Fakenham. Inside, the property features a generous bay-fronted lounge and dining area with French doors opening to the south-facing rear garden, along with a modern fitted kitchen offering ample storage and space for dining if desired. The ground floor also includes a convenient WC, while upstairs you'll find three well-proportioned bedrooms and a stylish contemporary family bathroom. Outside, the enclosed garden enjoys a sunny aspect with paved patio seating areas and a useful timber shed, complemented by off-road parking for one to two vehicles at the front. Within easy reach of shops, supermarkets, cafés, restaurants, schools, and leisure facilities, including a cinema and sports centre, this home is offered by a motivated vendor, presenting an excellent opportunity for buyers seeking comfort and convenience.

Location

Kings Road is located in the well-connected market town of Fakenham, offering a welcoming community atmosphere and easy access to everyday amenities. The town provides a good range of shops, supermarkets, cafés, and restaurants, along with both primary and secondary schools, a medical centre, and leisure facilities including a sports centre and cinema. Fakenham's popular weekly market and nearby countryside walks add to the appeal for families and professionals alike. Excellent road links via the A1067 and A148 provide convenient routes to Norwich, King's Lynn, and the stunning North Norfolk coastline, making the area both practical and attractive for those seeking a balance of town living and rural charm. The surrounding area also features scenic walking and cycling routes through the Wensum Valley. Regular bus services connect Fakenham to nearby towns and coastal destinations, adding to its convenience for commuters and day trips.

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Stepping through the front door, the entrance hall sets a warm and welcoming tone with soft neutral décor, half-height panelling, and comfortable carpet underfoot. The staircase rises gracefully to the first floor, complemented by a white-painted balustrade, while useful storage beneath the stairs adds everyday practicality. A door leads to the convenient ground-floor WC, fitted with a white two-piece suite and finished with tiled splashbacks and a window allowing natural light to flow in.

Moving through to the main living area, the lounge and dining space unfolds as a generous open-plan setting, ideal for both relaxing and entertaining. A large bay window fills the room with daylight, while French doors at the rear open directly onto the garden, creating an easy indoor-outdoor connection. The décor is calm and inviting, with coved ceilings, soft carpeting, and built-in shelving that adds charm and functionality.

The kitchen continues the home's welcoming feel, offering a practical and thoughtfully arranged space fitted with cream shaker-style units, wood-effect work surfaces, and tiled splashbacks. Integrated appliances include an electric oven, ceramic hob, and extractor hood, with room for additional under-counter appliances and a freestanding fridge-freezer. The stainless-steel sink sits beneath a rear-facing window, and there's ample room for a small dining table or breakfast nook, making it a pleasant space for everyday use. A part-glazed back door provides direct access to the garden.



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Upstairs, three well-proportioned bedrooms await. Two are generous doubles, and the third offers versatility as a comfortable single, nursery, or home office. The main bedroom features a charming decorative cast-iron fireplace and a front-facing window that brightens the space. All rooms are tastefully finished in neutral tones, with the smaller bedroom benefiting from a built-in storage cupboard. The family bathroom is fresh and modern, fitted with a white suite including a bath with overhead shower and screen, pedestal basin, and WC. Grey subway tiling and soft pastel walls create a calm, contemporary finish.

Outside, the south-facing rear garden is a true highlight. It provides a private, enclosed setting with paved patio seating areas ideal for outdoor dining or relaxing, leading onto a deep lawn bordered by fencing and established shrubs. There's also a timber shed for additional storage. To the front, the property is framed by low fencing, while a gravelled area to the side offers convenient off-road parking for one to two vehicles.

Agents notes

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

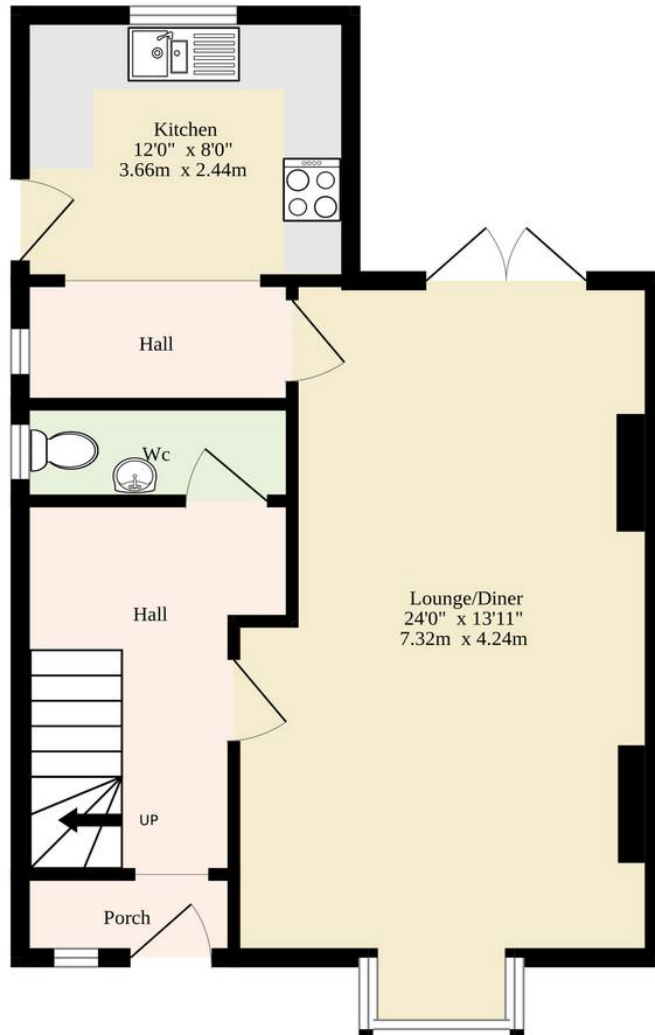
Heating system- Gas Central Heating

Council Tax Band- B

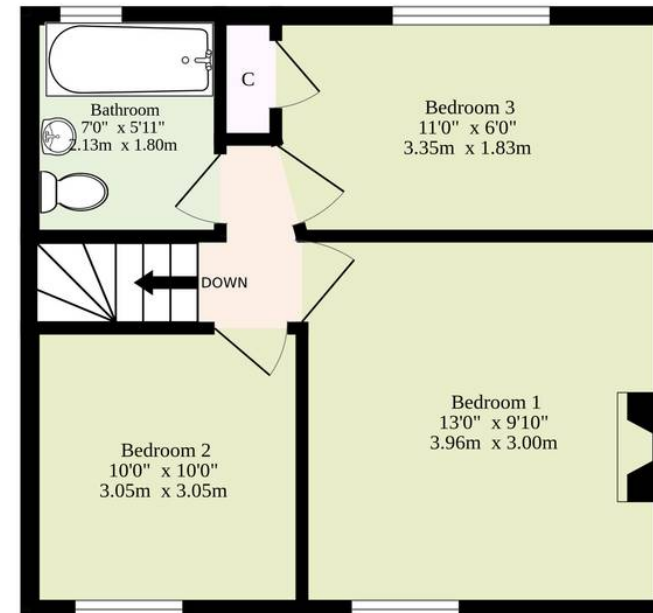


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Ground Floor
453 sq.ft. (42.1 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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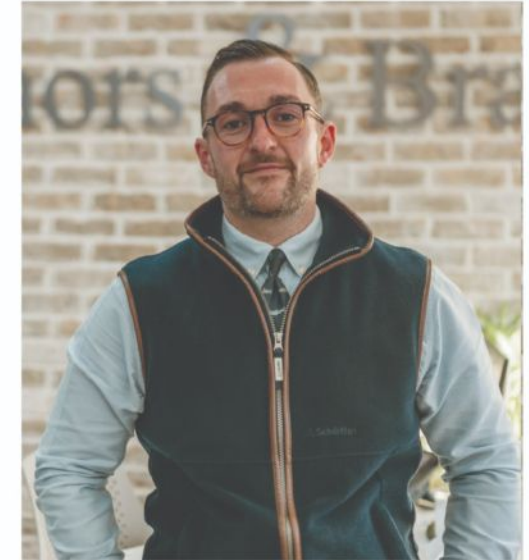
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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