



103 Queens Road, Fakenham

Fakenham

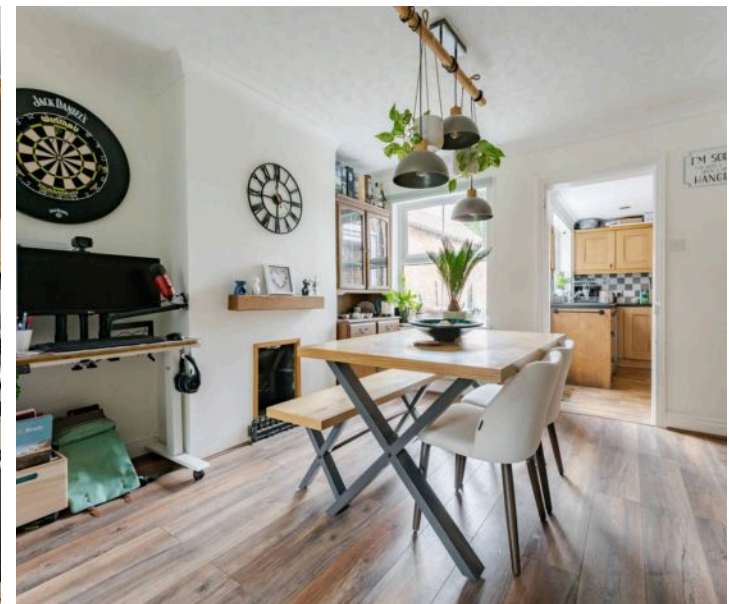


Minors & Brady

103 Queens Road

Along Queens Road, a home of subtle character and timeless charm quietly reveals itself. This two-bedroom residence blends original detail with thoughtful updates, creating a space that feels both grounded and contemporary. The heart of the home lies in its open-plan sitting and dining rooms—once divided, now seamlessly joined—offering warmth, flow, and a sense of convivial living. The kitchen continues the theme of understated style, with integrated appliances, wooden cabinetry, and a distinctive tiled backdrop leading out to the garden. Upstairs, two restful bedrooms are served by a striking bathroom, defined by its checkerboard flooring, deep green tones, and excellent storage. Beyond the walls, a south-facing garden stretches generously, with two terraces linked by an expanse of lawn. Off-road parking adds ease to everyday life, while the vendors' forward purchase promises a smooth transition. A home that balances charm with practicality, this is a rare find in the heart of Fakenham.

- Two well-proportioned double bedrooms, designed for calm and comfort
- Open-plan sitting and dining rooms, once separate, now seamlessly flowing together
- Original character details paired with tasteful modern updates throughout
- Contemporary kitchen with wooden cabinetry, integrated appliances, and a tiled backdrop
- Striking bathroom featuring checkerboard flooring, rich green tones, and clever storage
- Generous storage solutions integrated across both floors for easy living
- South-facing garden with terraces and a broad lawn, perfect for all seasons
- Private off-road parking providing everyday ease and accessibility
- Vendors already secured onward purchase, ensuring a smooth handover





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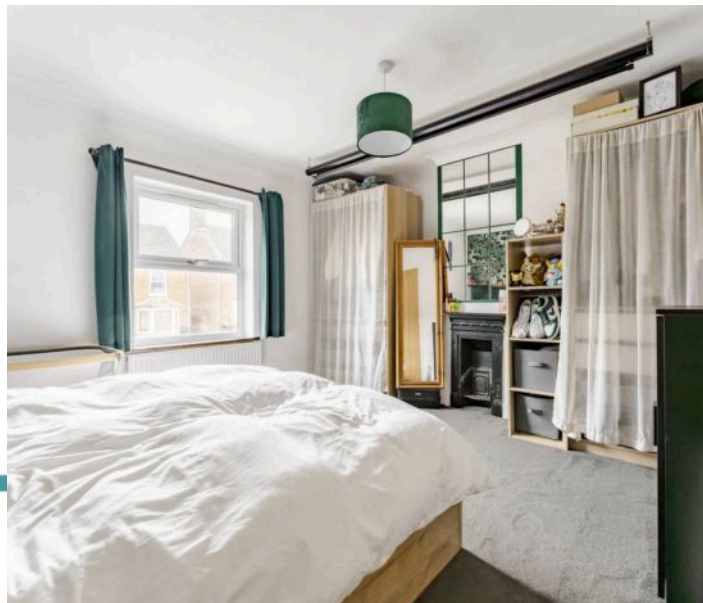
The Location

Queens Road 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. Queens Road combines a peaceful setting with the practicality of everyday amenities, making it an ideal location for a range of buyers.

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This two-bedroom home in Fakenham is full of charm and character, offering a wonderful merge of original features and modern updates. Set back with off-road parking, the property provides a welcoming and practical lifestyle in a sought-after location.

The home opens into a bright and inviting sitting room, complete with an open fireplace and striking brick detailing. While the front door is still in place, currently softened by a draped curtain—the current owners prefer to use the back entrance for everyday access, adding to the home's unique character.

Once separate, the sitting and dining rooms now flow seamlessly together, creating an open-plan living space that feels social and spacious. The dining area is set beneath stylish pendant lighting, offering a warm atmosphere for entertaining or family meals. A dartboard tucked to the side highlights the playful, sociable feel of the room, while stairs rise from here to the upper floor.

The kitchen is fitted with wooden-style cabinetry and a beautifully varied tiled backsplash, complemented by integrated appliances and rear access to the garden.



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Upstairs, the landing leads to two comfortable bedrooms and a modern bathroom. The bathroom features a striking checkerboard floor, a rich green aesthetic, a heated towel rail, and generous built-in cupboards—perfect for storing towels, laundry, and more.

Outside, the property enjoys a surprisingly large garden plot. Just off the kitchen, a small store provides extra convenience, while two terraced seating areas are separated by an expansive lawn, making the space ideal for relaxing or entertaining. The garden's south-facing aspect ensures plenty of natural light throughout the day.

The vendors have already found their next purchase, meaning a smooth onward move with no waiting. This is a rare opportunity to step into a stylish, characterful home with fantastic indoor and outdoor living spaces.

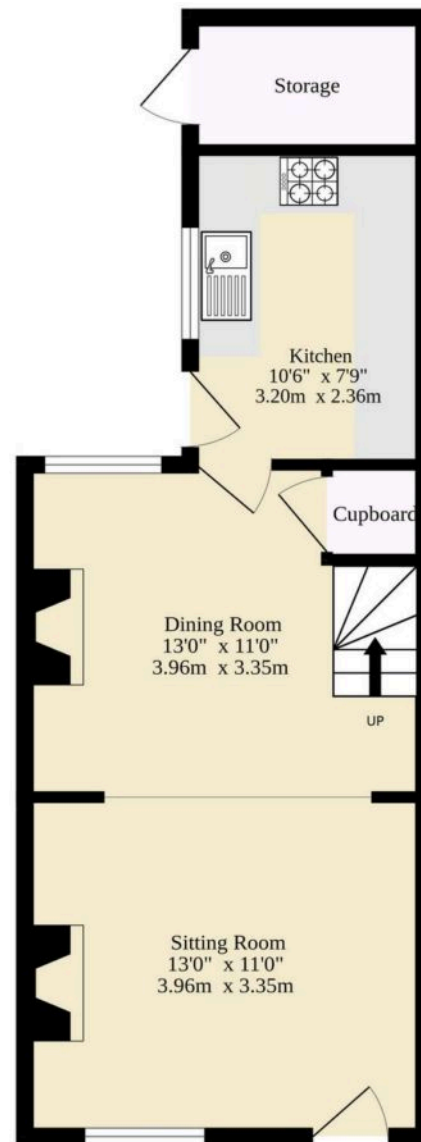
Agents Note

Sold Freehold

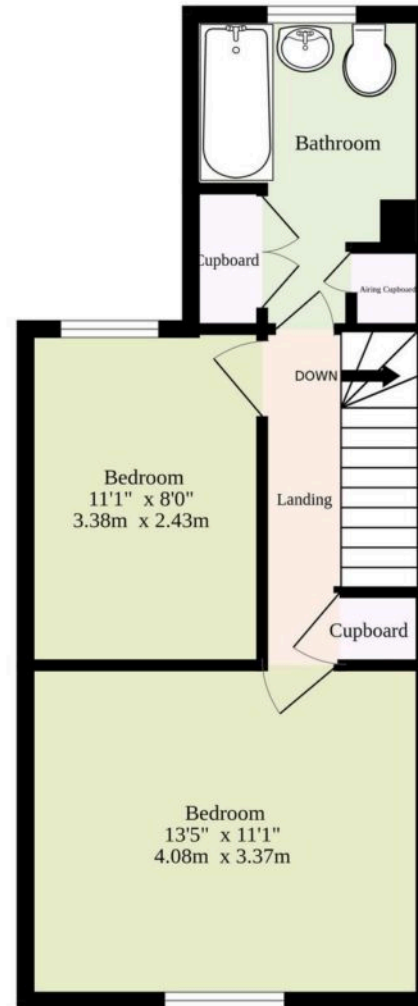
Connected to all mains services.



Ground Floor
378 sq.ft. (35.1 sq.m.) approx.



1st Floor
345 sq.ft. (32.1 sq.m.) approx.



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TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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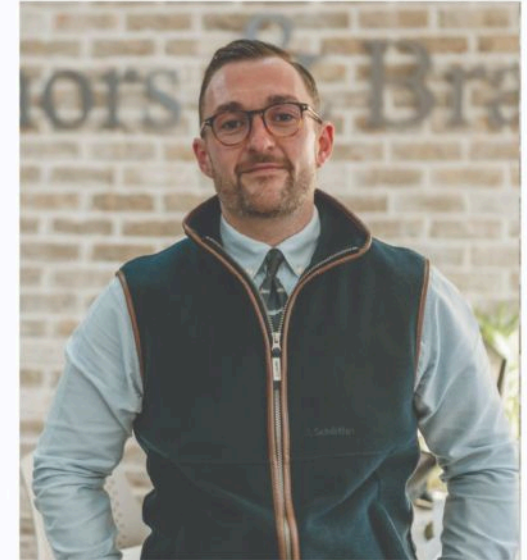
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