



1 Heath Rise, Fakenham

Fakenham



Minors & Brady



# 1 Heath Rise

## Fakenham, Fakenham

Offering a sense of space and character from the moment you arrive, this corner plot chalet home brings together bright interiors, flexible rooms and a garden that feels thoughtfully nurtured. Inside, a welcoming flow leads from a light-filled sitting room with a wood-burning stove to a separate dining room with fitted bookshelves that can easily become a ground-floor bedroom. The kitchen and breakfast room add charm with fitted units, tiled finishes and double aspect windows that draw in soft daylight, while the conservatory provides a calm garden-facing space with full height glazing and an easy step onto the terrace. Upstairs, two double bedrooms offer fitted wardrobes and cupboard storage, and a contemporary bathroom with wall tiling serves the ground floor. Beyond the house, pathways weave through fruit trees, planted borders and a greenhouse, with an insulated garden studio offering a quiet working or creative space. Driveway parking and further potential through rear double gates complete a home that sits within comfortable reach of Fakenham's shops, schools, healthcare and leisure facilities.

### Location

Sitting within a well-established part of Fakenham, this address offers easy access to everyday services and a steady, convenient setting. The town provides supermarkets, local shops, schools, healthcare facilities and a range of leisure options, all close by. Green spaces, walking routes and the wider North Norfolk countryside are also within comfortable reach, giving plenty of scope for time outdoors. Transport links to nearby towns and coastal spots keep travel simple, making this a practical and appealing place to live. Residents can enjoy regular markets in the town centre, adding to the area's lively community feel. Cafés and eateries provide easy places for everyday stops. The location keeps both daily routines and weekend plans straightforward and well supported.







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Fakenham, Fakenham

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Set on a generous corner plot in a sought-after part of Fakenham, this detached chalet house offers bright spaces, characterful touches and a layout that works well for both everyday living and visiting guests. Once inside, an open and welcoming hall sets the tone with space for a small desk area, and warm wood-effect flooring that flows through the ground floor.

The sitting room feels vibrant and inviting, filled with colour and personality. A large front window draws in excellent natural light, which highlights the wood-burning stove set neatly into its recess. Soft lighting gives the room a relaxed and expressive atmosphere, ideal for unwinding.

A further reception room continues this calm feel. Currently arranged as a dining room, it enjoys a picture window to the front and full-height fitted bookshelves that provide generous storage and display space. Positioned opposite the bathroom, it also offers clear potential for a ground-floor bedroom.

Character and charm define the kitchen and breakfast room, fitted with base and wall units, painted panel detailing and tiled splashbacks around a deep ceramic sink set beneath a rear window. Built-in storage is neatly incorporated, along with a stainless steel extractor hood positioned above the cooker space. Double aspect windows and a light tunnel bring in natural brightness, while a step through into the conservatory creates an effortless link to outside space.

The conservatory feels very connected to the outdoors, with UPVC windows on three sides framing views across the garden and drawing in soft natural light. It serves as a bright everyday space that works well for relaxing or casual dining, and glazed doors open straight onto the terrace, creating an easy flow into the garden.

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The ground floor bathroom is positioned conveniently at the rear of this level, finished with wall tiling, a bath with a shower over, a built-in cabinet beneath the basin and an obscured window that softens natural light.

Upstairs, two generous double bedrooms sit off the landing, each with fitted storage. The front room has a full run of built-in wardrobes, while the rear includes fitted cupboards, eaves access and painted floorboards that add simple character.

The rear garden stands out as a real highlight of this home. A natural and established setting unfolds with pathways weaving through fruit trees, planted borders, evergreens and soft lawned pockets. The terrace beside the conservatory offers an inviting spot to sit out, while the greenhouse and the insulated garden studio create valuable spaces for growing, making or working from home. Carefully tended beds add colour and interest throughout the seasons, giving the whole area a calm and welcoming feel.

Moving back through the garden brings you to the front of the property. A low brick wall frames planted borders and a walkway running along the side, while a red stone driveway sits opposite, offering parking and setting the house comfortably within its plot. Rear access through double gates provides further parking potential if required.

This home brings together character, versatility and outdoor appeal in a great position within easy reach of Fakenham's town centre. A comfortable and well-rounded setting ready to enjoy.

### Agents notes

Sold freehold, connected to all main services.

Heating system- Gas Central Heating

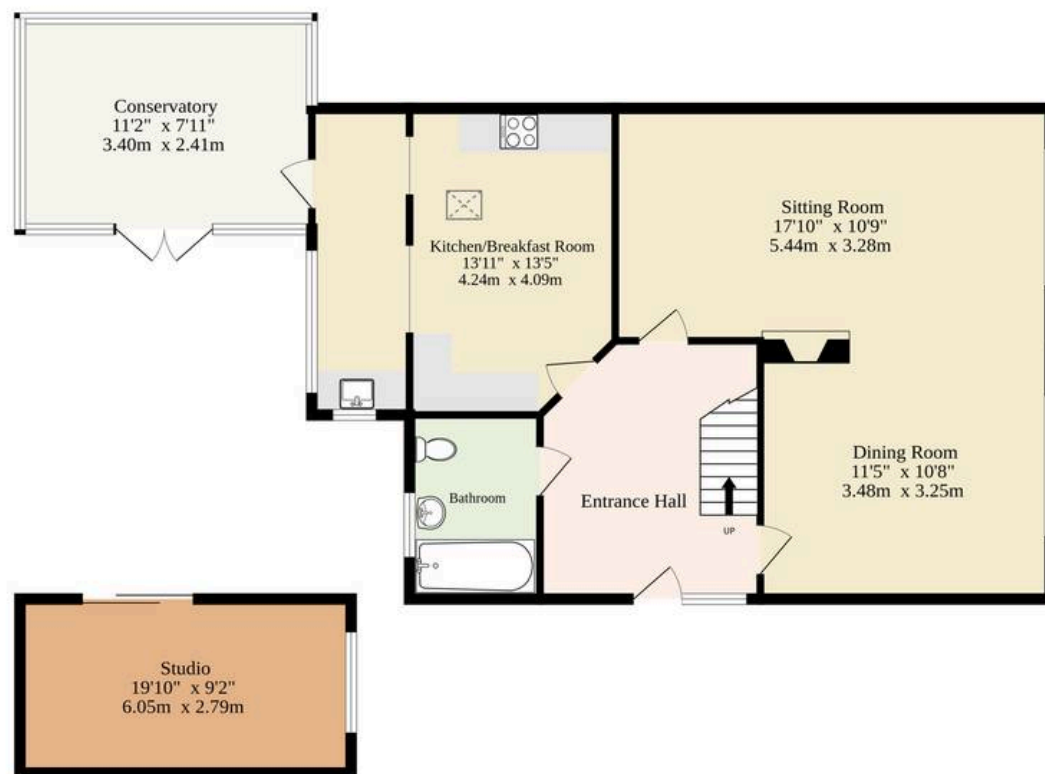
Council Tax Band- C

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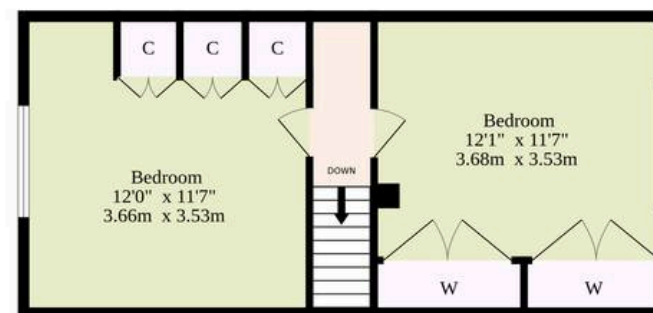




**Ground Floor**  
844 sq.ft. (78.4 sq.m.) approx.



**1st Floor**  
282 sq.ft. (26.2 sq.m.) approx.



**Sqft Excludes Bathroom And Landing**

**TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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