



2 Heron Close, Fakenham

Fakenham



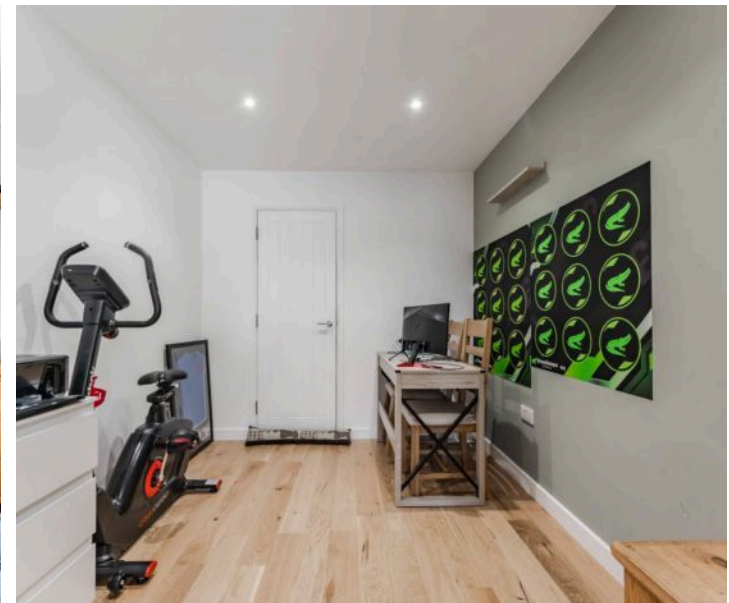
Minors & Brady



## 2 Heron Close

Tucked behind its attractive frontage, this thoughtfully arranged home reveals a surprisingly spacious and versatile interior designed for modern family life. A generous driveway provides practical off-road parking while setting a sense of ease on arrival. Inside, light-filled living spaces are arranged to flow naturally, offering both comfortable everyday areas and ideal settings for entertaining. The kitchen and dining spaces form a sociable hub, complemented by informal seating and well-considered additional rooms. A dedicated home office adds flexibility, catering perfectly to today's work-from-home needs. Upstairs, four well-proportioned bedrooms provide ample accommodation for a growing family. Stylish, contemporary bathrooms enhance both comfort and convenience, including an en-suite to the main bedroom. Completing the home is a large rear garden, offering a private outdoor retreat for relaxation, play, and social gatherings.

- Spacious family home offering well-balanced accommodation arranged over two floors, ideal for modern family living
- Generous brickweave driveway providing ample off-road parking for multiple vehicles
- Bright and welcoming entrance hallway with ground-floor WC, setting a practical and inviting tone
- Comfortable sitting room featuring a large front-facing window and an attractive fireplace as a cosy focal point
- Excellent flow between reception spaces, with French doors connecting the sitting room to the dining area
- Modern fitted kitchen finished in neutral tones with integrated appliances and brushed chrome fixtures
- Open-plan breakfast seating area creating a sociable space for informal dining and family time







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## 2 Heron Close

### The Location

Fakenham is a traditional Norfolk market town offering a good balance of everyday convenience and local character. The historic marketplace sits at the heart of the town, hosting regular markets and events that contribute to its working, community-focused atmosphere. A mix of independent shops and familiar high-street names makes day-to-day errands straightforward.

The town is well served by practical amenities, including supermarkets, GP surgeries, leisure facilities and a small cinema, along with several well-kept parks and green spaces. Schools in and around the town provide a range of options for families.

Regular bus services connect Fakenham with nearby towns and the North Norfolk coast. Surrounded by open countryside and within easy reach of the coast, Fakenham offers a friendly, down-to-earth setting with solid amenities and a strong sense of community.

### Heron Close, Fakenham

This truly lovely family home offers generous, well-balanced accommodation and a warm, welcoming feel from the moment you arrive. To the front, a good-sized brickweave driveway provides ample off-road parking for multiple vehicles, setting the tone for the space and practicality found throughout.



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## 2 Heron Close

The hallway entrance is bright and inviting, with a convenient ground-floor WC, and leads through to a comfortable sitting room featuring a large front-facing window and an attractive wooden mantel with a decorative fireplace, creating a cosy focal point.

French doors open seamlessly into the dining room, making this an ideal layout for both everyday living and entertaining.

The dining room flows through to a modern kitchen designed in a tasteful neutral palette, complemented by brushed chrome fixtures and a range of integrated appliances.

An open aspect leads into a charming breakfast seating area, perfect for informal meals.

Further practical space is provided by a separate utility room, while an office space, formed from the majority of the former garage, offers an excellent work-from-home solution, with retained storage to the front ensuring functionality is not compromised.

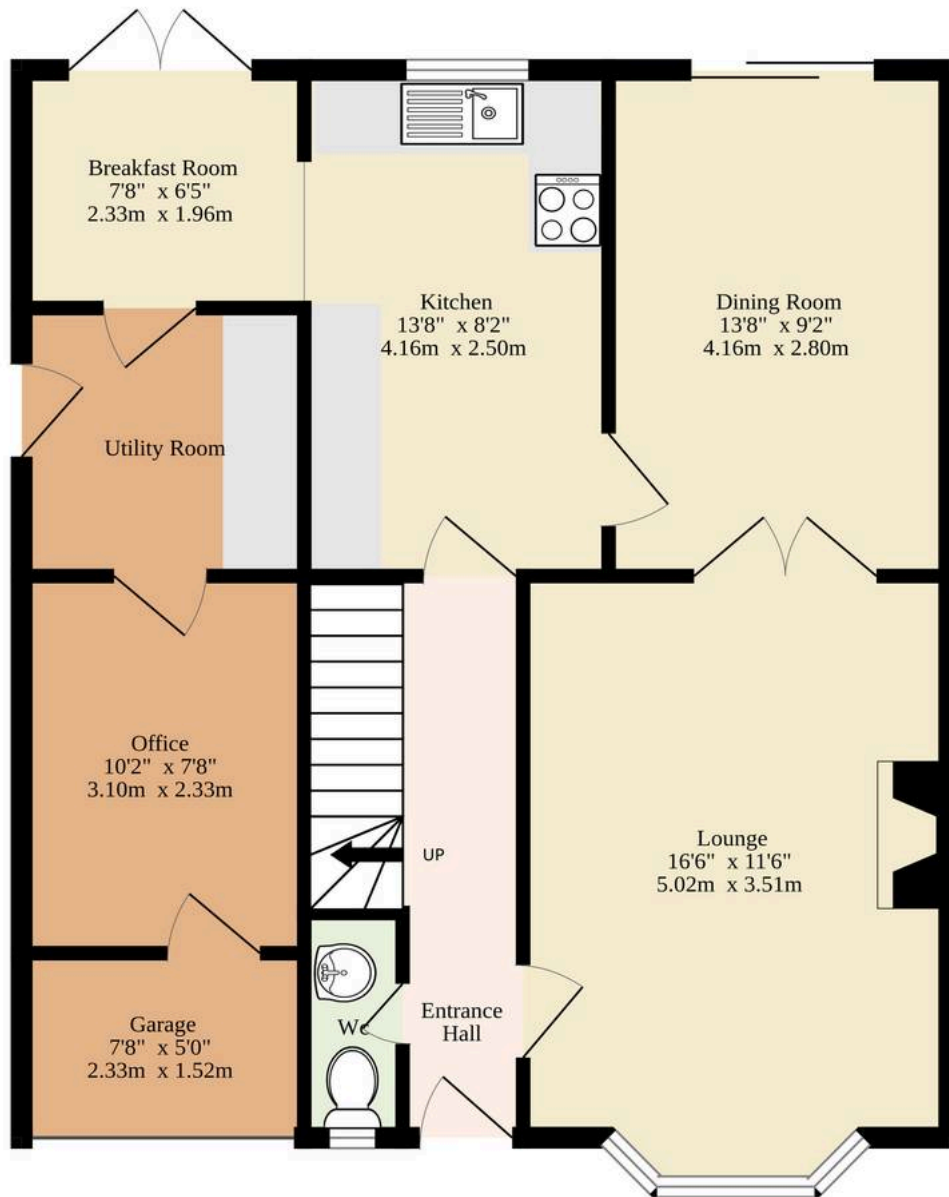
Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish, up-to-date family bathroom, both finished to a contemporary standard.

Externally, the large rear garden provides a wonderful setting for family life and entertaining, featuring a patio/terrace area ideal for outdoor dining and a generous lawn beyond, offering plenty of space for children to play or for keen gardeners to enjoy.

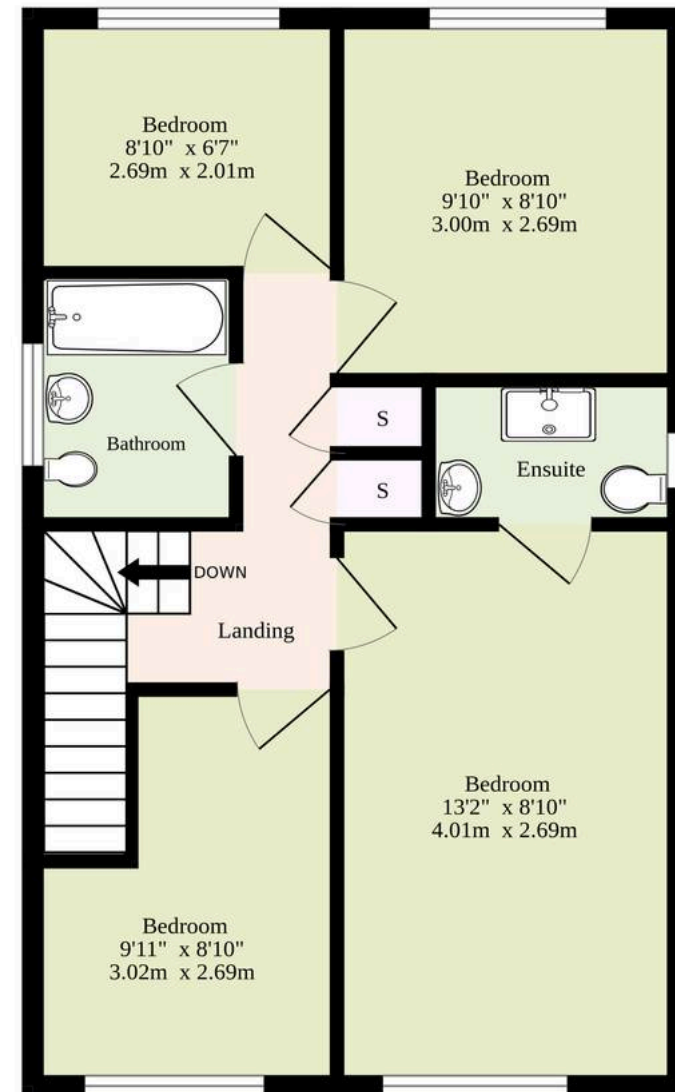
This is a beautifully presented home, perfectly suited to modern family living.



Ground Floor  
602 sq.ft. (55.9 sq.m.) approx.



1st Floor  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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01362 700820



9a Market Place, Dereham, NR19 2AW

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