



87a Holt Road, Fakenham

Fakenham



Minors & Brady

87a Holt Road

Step inside a modern home designed for easy, everyday living, perfectly placed just a short walk from Fakenham's town centre. Built in 2018, it feels light, warm and well planned, with underfloor heating and an air source heat pump providing comfort throughout the year. The kitchen and dining space naturally becomes the heart of the home, opening onto the garden for relaxed meals, entertaining or quiet evenings outside. Three well-proportioned bedrooms offer flexible space for family life, guests or working from home, with the main bedroom enjoying the added benefit of an en-suite. Multiple bathrooms help keep busy mornings running smoothly and add everyday practicality. Outside, the private garden provides space to unwind or play, while off-road parking makes coming and going simple. Altogether, this is a welcoming, low-maintenance home that suits modern living without feeling overdone.

- Modern family home built in 2018
- Convenient location within easy walking distance of Fakenham town centre
- Air source heat pump with underfloor heating to the ground floor
- Bright and spacious kitchen/diner with integrated appliances and garden access
- Separate utility room providing additional storage and practicality
- Three well-proportioned bedrooms, all with built-in wardrobes
- Main bedroom with en-suite shower room
- Three bathrooms offering flexibility for family living and guests
- Private garden with lawned areas and established boundaries
- Off-road parking for two vehicles





M&B

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The Location

Holt 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. Holt 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 well-designed family home is conveniently positioned within easy reach of Fakenham Town Centre and offers modern, energy-efficient living throughout. Built in 2018, the property is finished to a high standard and combines contemporary features with a practical layout that suits both everyday family life and entertaining.

The ground floor is fitted with underfloor heating powered by an air source heat pump, creating a comfortable and efficient living environment. An inviting entrance hall sets the tone, filled with natural light from front windows and Velux roof glazing. A stylish ground-floor shower room adds flexibility and convenience, particularly for guests or busy households.

The lounge provides a comfortable and bright living space with front-facing windows and roof lights, offering a relaxing area to unwind. To the rear, the kitchen and dining area forms the heart of the home, featuring a modern fitted kitchen with integrated appliances and generous worktop space. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room complements the kitchen, offering additional storage and dedicated space for laundry appliances.



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Upstairs, the property offers three well-proportioned bedrooms, all benefiting from built-in wardrobes. The main bedroom includes its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The first-floor layout is thoughtfully arranged and finished with quality fittings throughout.

Externally, the home features a private garden with lawned areas and established boundary fencing and hedging. A gated pathway leads to the front entrance, while the rear provides off-road parking for two vehicles. The outdoor space offers a pleasant balance of privacy and practicality, suitable for families or those who enjoy spending time outside.

Overall, this modern three-bedroom, three-bathroom home delivers efficient heating, quality finishes, and a desirable location, making it an attractive option for a wide range of buyers.

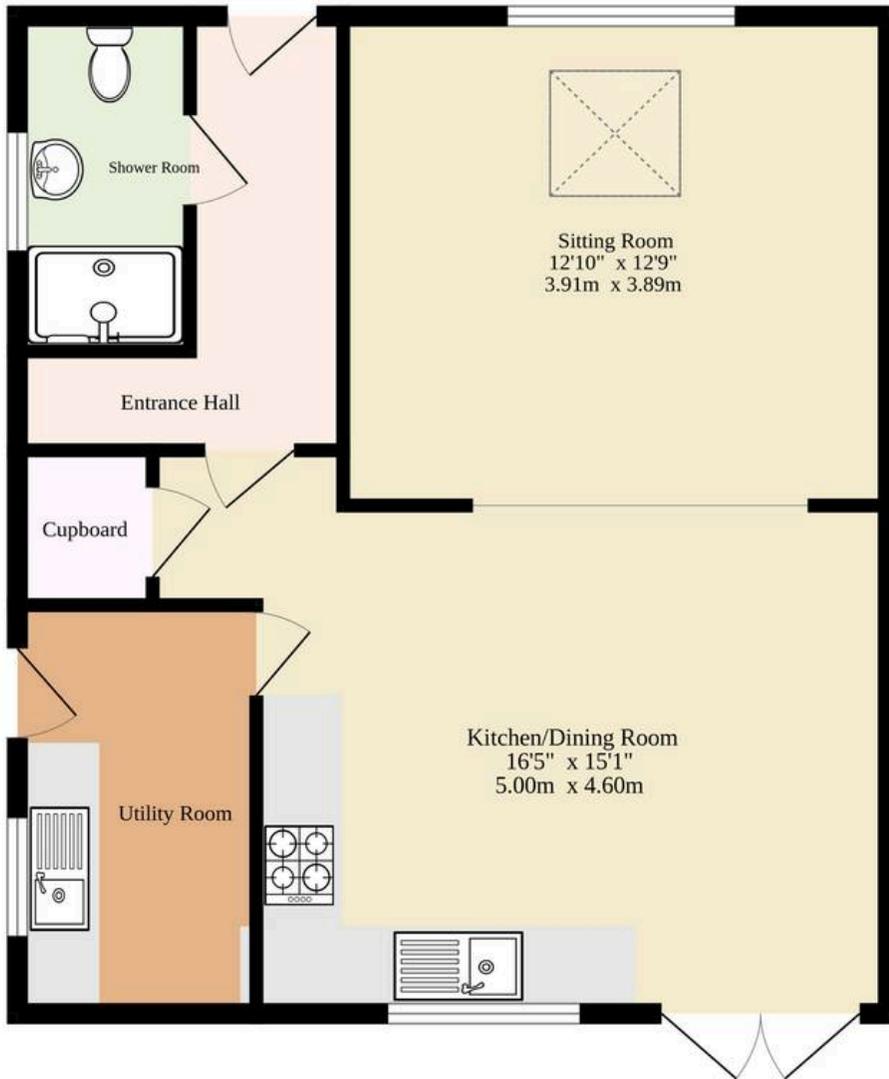
Agents Note

Sold Freehold

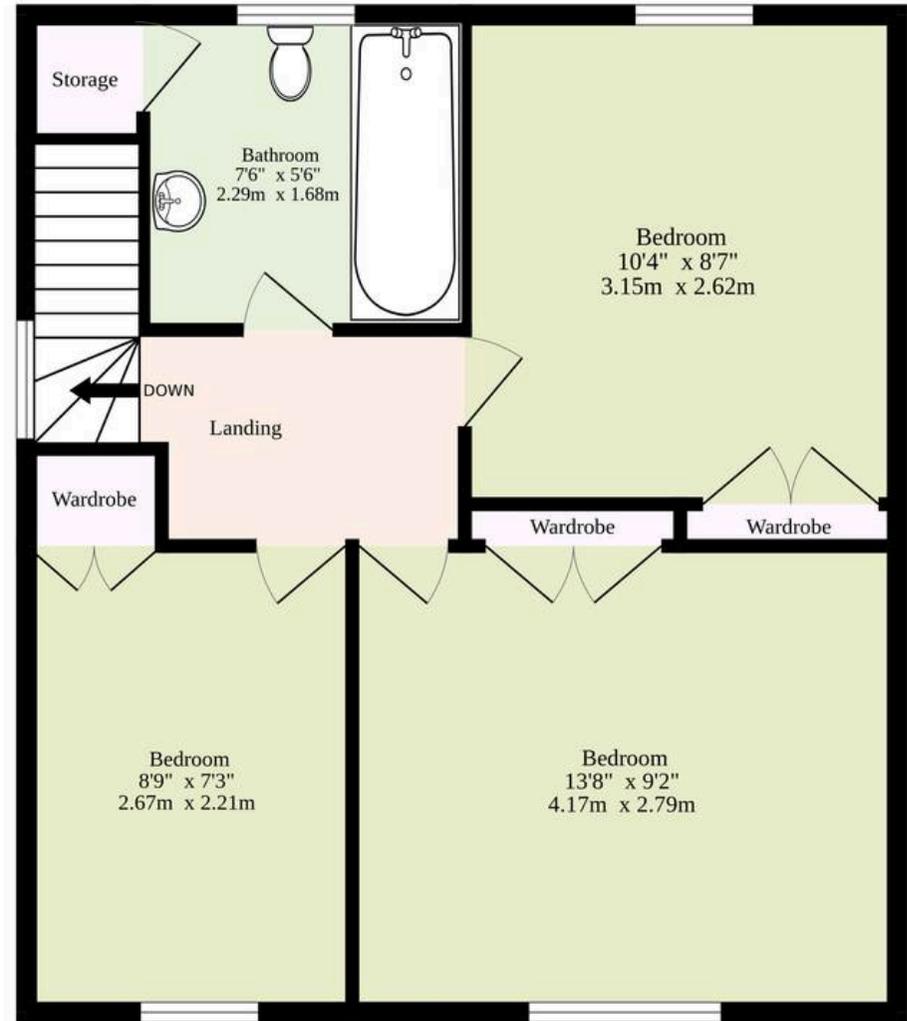
Connected to air source heat pump, mains water, electricity and drainage.



Ground Floor
532 sq.ft. (49.4 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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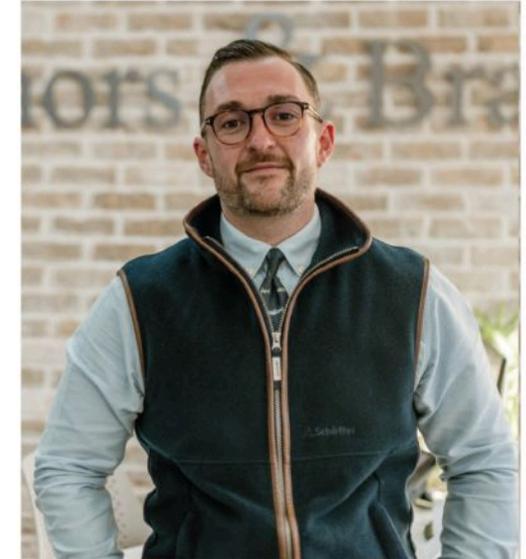
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