



10 Ratcliffe Road, Fakenham
Fakenham



Minors & Brady

10 Ratcliffe Road

From the moment you arrive, this beautifully finished detached family home immediately stands out for its privacy, space, and exceptional town-centre convenience. Set in a private position, the property has been thoughtfully upgraded to create a home that is both stylish and practical. Recent improvements include a new roof, a modern kitchen with quartz worktops, and a fully updated bathroom, making the property truly move-in ready. The spacious lounge and dining area provides a welcoming heart to the home, ideal for both relaxing and entertaining. A standout feature is the conservatory, which enjoys garden views and benefits from a log-burning stove, allowing year-round use. Upstairs offers three well-proportioned bedrooms, perfectly suited to family living or flexible home-working needs. Externally, the south-facing garden offers privacy and enjoyment, all while being just a short walk from the town centre.

- Attractive three-bedroom detached home set in a private position
- Sought-after town centre location within walking distance of shops and amenities
- Recently upgraded throughout including a new roof, kitchen, and bathroom
- Contemporary kitchen finished with quartz worktops, breakfast bar, and modern units
- Spacious lounge and dining area ideal for family living and entertaining
- Impressive conservatory/sun room with log-burning stove for year-round use
- Three well-proportioned bedrooms offering flexible accommodation
- Additional workshop/shed with EV charger and CCTV system installed
- South-facing, fully enclosed rear garden offering excellent privacy
- Generous shingle driveway providing ample off-road parking





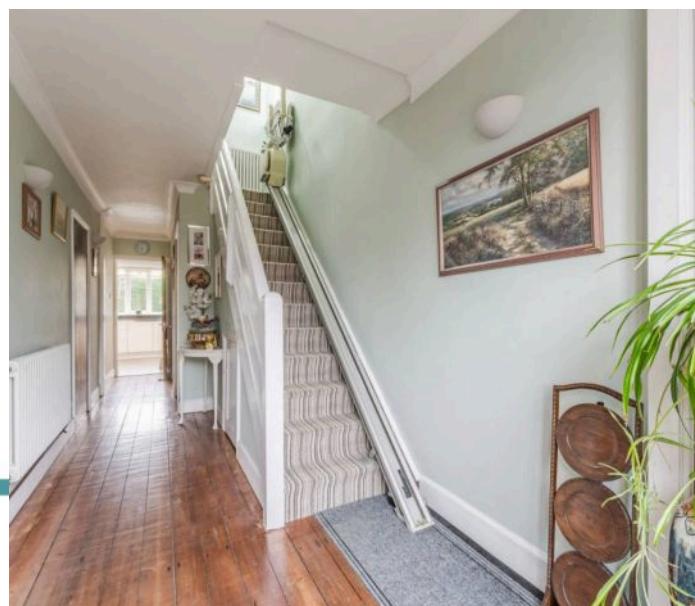
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The Location

Fakenham is a well-served market town offering a balanced mix of everyday convenience and rural charm. Centred around its historic marketplace, the town provides a strong selection of shops, cafés and essential amenities, including major supermarkets and healthcare facilities. Regular bus links ensure straightforward access to neighbouring towns and the North Norfolk coastline. The community is supported by good schooling options and a practical range of leisure facilities, including a cinema, sports centre and well-maintained parks.

Surrounded by attractive countryside, Fakenham sits within easy reach of renowned coastal destinations such as Wells-next-the-Sea and Holkham. The nearby River Wensum and local walking routes offer opportunities for outdoor recreation, making the area appealing to those who value a more relaxed pace of life. Its location also provides convenient access to Norwich and King's Lynn for wider commuting, retail and transport connections.



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Ratcliffe Road, Fakenham

This beautifully presented three-bedroom detached home offers a rare opportunity to purchase a fully finished property in a private position within the town centre. Recently improved throughout, the house is truly move-in ready and perfectly suited to families, professionals, or downsizers seeking convenience without compromising on space or privacy.

The property has benefited from a comprehensive programme of upgrades, including a new roof, a newly fitted kitchen and bathroom, and the addition of a superb conservatory/sun room. On arrival, a generous shingle driveway provides ample off-road parking, reinforcing the practical appeal of this detached home.

Internally, the layout is both welcoming and versatile. The spacious lounge and dining area offers an ideal setting for everyday living and entertaining, flowing naturally into the conservatory. This standout space enjoys views over the garden and features a log-burning stove, making it a cosy retreat to enjoy all year round. The kitchen is modern and well appointed, finished with quartz worktops, contemporary units, integrated cooking appliances and a breakfast bar, combining style with functionality.



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Upstairs, the first floor comprises three well-proportioned bedrooms along with a modern family bathroom finished to a high standard. Each room is light and comfortable, creating a balanced and practical sleeping arrangement.

Outside, the south-facing rear garden is fully enclosed and enjoys a high level of privacy, making it ideal for relaxing, entertaining, or family use. The private positioning of the plot enhances the peaceful feel, despite being just a short walk from the town centre and its amenities. A workshop/shed adds further versatility, along with the benefit of an EV charger and CCTV system.

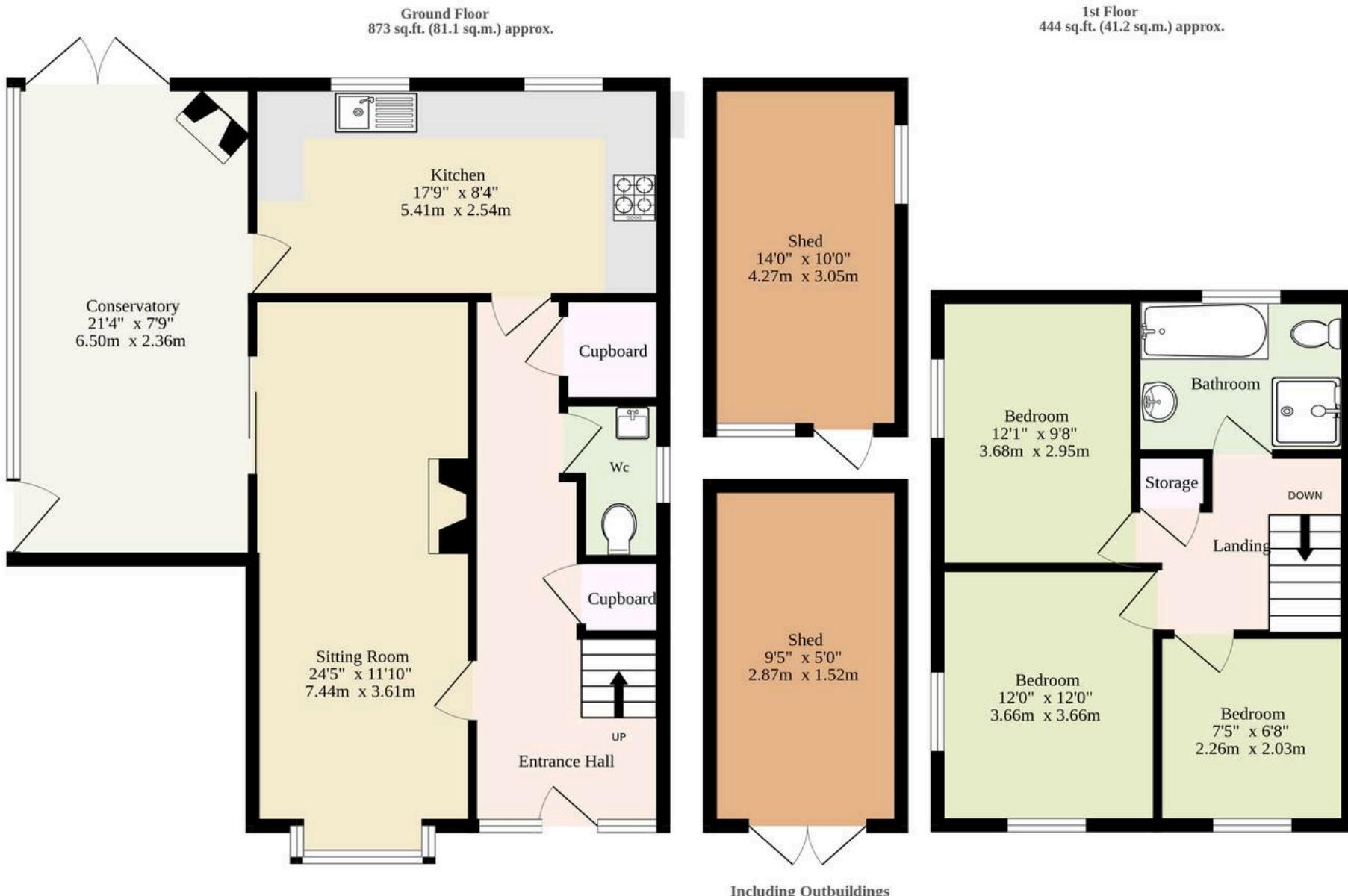
Overall, this is a detached, thoughtfully upgraded home in an exceptionally convenient yet private location, offering modern living with character and comfort throughout.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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