



18 Farm Drive, Fakenham

Fakenham



Minors & Brady

18 Farm Drive

Fakenham

There's an immediate sense that this is a home designed to make everyday life feel straightforward and enjoyable, the kind of place where the layout works with you, the light falls just right, and the setting offers both calm edges and the convenience of Fakenham's town centre within easy reach. With a fresh, turn-key interior, energy-efficient features and well-planned living spaces, it's a property that invites you to imagine how easily it could fit into your routine, from relaxed mornings in the kitchen to evenings spent in the garden. Thoughtfully finished throughout and positioned on a well-kept development, it offers a welcoming base from which to enjoy both the town and the wider Norfolk landscape.

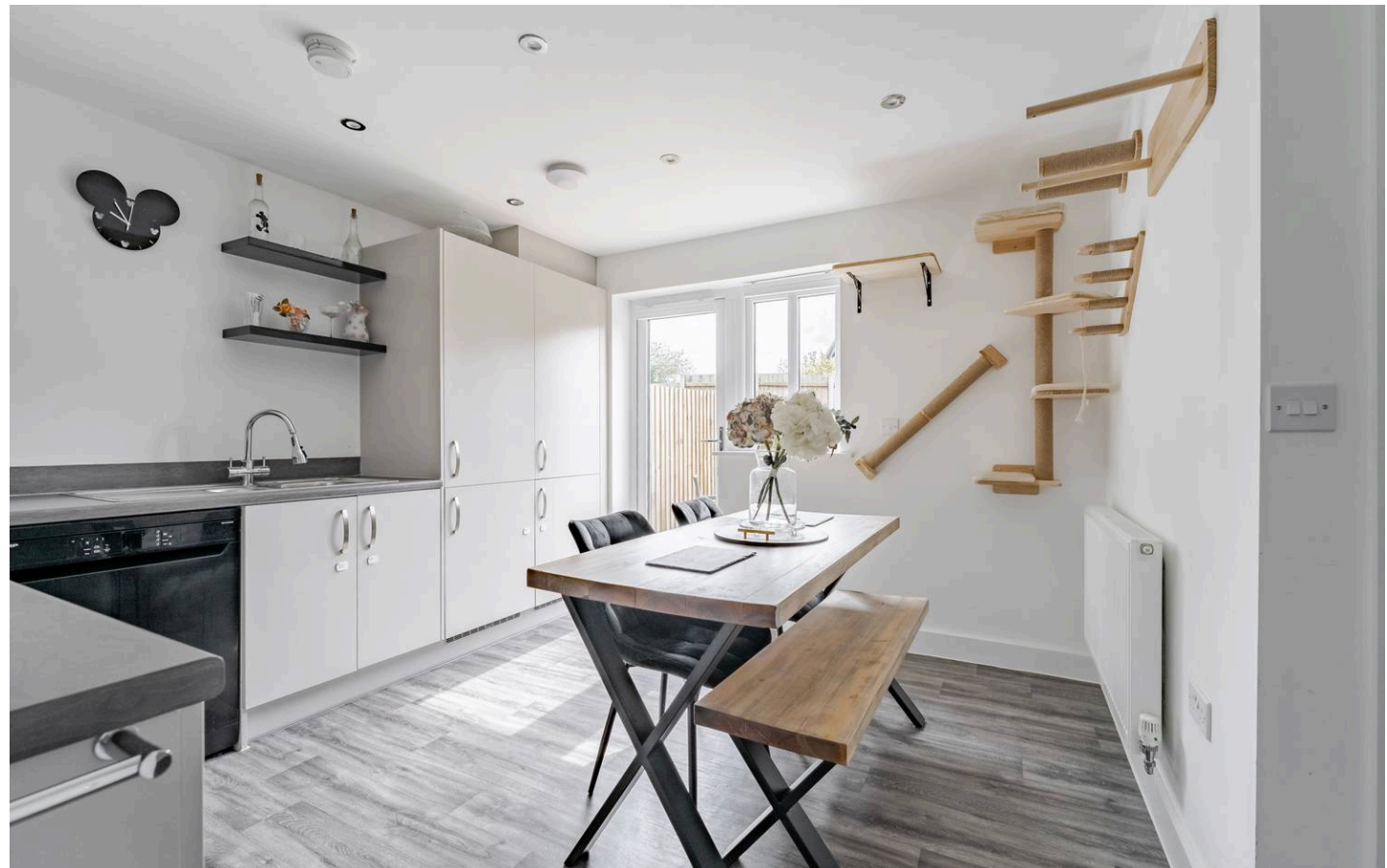


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- Semi-detached residence positioned on a quiet, residential development within the Norfolk town of Fakenham
- Suitable option for first-time buyers or families looking for a turn-key interior, ready to move into and make your own
- 10 year NHBC warranty remaining
- On the outer skirts of the town, however within a 20 minute walk to the town centre, offering a wide range of essential amenities
- Energy efficient solar panels
- Spacious living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room fitted with modern units and a range of integrated appliances, complemented by a convenient WC
- Two double bedrooms offering comfort and privacy, one of which benefits from a private en-suite shower room
- A private garden featuring a patio for seating arrangements, a laid to lawn and a timber storage shed
- A brick-weave driveway providing off-road parking for two-vehicles



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Farm Drive sits on the edge of Fakenham in a settled residential pocket, giving you a quieter feel while still being close to the town's everyday essentials. The centre of Fakenham is only a short hop away, with a mix of independent shops, cafés, practical services and a weekly market that keeps the town lively without being hectic. Tesco and Morrisons are the closest large supermarkets, both within easy reach. Families have nearby schooling options too, including Fakenham Infant & Nursery School, Fakenham Junior School and Fakenham Academy for secondary education.

Getting around is straightforward: local bus routes run through the town, and the A148 and A1067 link you easily to Norwich, King's Lynn and the surrounding villages. The North Norfolk coast is close enough to enjoy often, with Wells-next-the-Sea only about a 15-minute drive, offering beaches, marsh walks and a relaxed coastal atmosphere. The overall lifestyle here is practical, calm and well-connected, with countryside and coast both close at hand.



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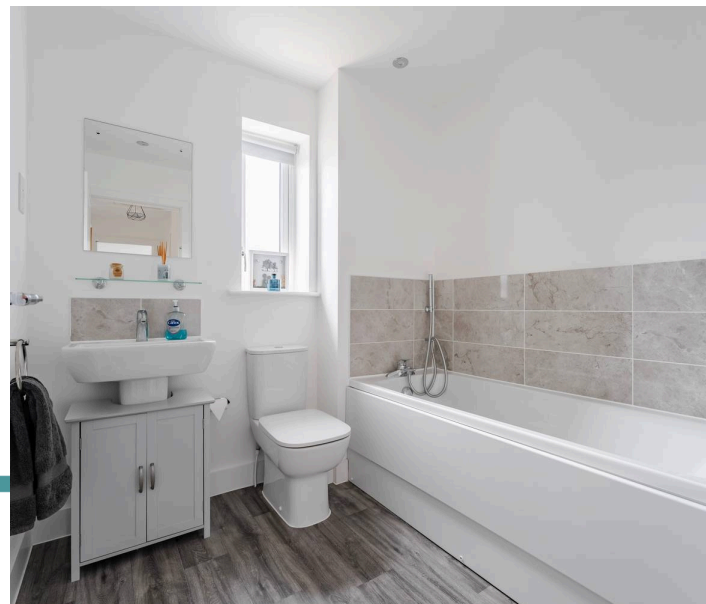
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Set within a well-regarded residential development on the outskirts of Fakenham, this semi-detached home offers a considered blend of modern design, ease of living and everyday convenience. It is an appealing choice for first-time buyers or families seeking a property with a fresh, turn-key interior and the reassurance of a remaining NHBC warranty.

The entrance hall sets a welcoming first impression, leading through to a spacious living room where natural light enhances the sense of openness. It is a comfortable setting for day-to-day living, with enough room to shape the space around your own routines, whether that's unwinding at the end of the day or hosting friends and family.

At the rear, the kitchen and dining area form a sociable hub. Contemporary units, a full-range of integrated appliances and a practical layout make it well suited to both cooking and gathering, with the dining space positioned to enjoy views of the garden. A ground-floor WC adds further convenience.

Upstairs, two double bedrooms provide well-proportioned accommodation. The main bedroom benefits from its own en-suite shower room, while the second bedroom offers flexibility for guests, children or a home office. A family bathroom, fitted with a clean and modern three-piece suite including a bathtub, completes the upper floor.



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The rear garden is designed for easy enjoyment, with a patio ideal for outdoor seating, a lawned area and a timber shed for storage. It is a manageable space that lends itself to relaxed weekends and simple outdoor living.

To the front, a brick-weave driveway provides parking for two vehicles. The addition of solar panels enhances the home's energy efficiency, offering a welcome benefit for future running costs.

Altogether, this is a thoughtfully presented property offering modern living in a well-connected setting, ready for its next owners to settle in and make it their own.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Solar panels are owned outright by the current owners.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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