



3 The Drove, West Raynham

Fakenham



Guide Price

Minors & Brady

## 3 The Drove

### West Raynham, Fakenham

This well-presented three-bedroom semi-detached property offers impressive accommodation, perfectly suited to families, first-time buyers, or those seeking a quieter rural lifestyle. The heart of the home is the spacious lounge/diner, complete with a wood burner. Practical ground-floor features include a fitted kitchen, utility room, and cloakroom, making everyday living easy. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while modern comforts such as double glazing, oil-fired central heating, and solar panels enhance efficiency. Outside, the generous enclosed garden, ample off-road parking, and garage provide excellent space for both relaxation and storage. Please note the property is subject to a local occupancy covenant, requiring buyers to have lived or worked in Norfolk for a minimum of three years.

- Well-presented three-bedroom semi-detached family home
- Located within the picturesque and popular village of West Raynham
- Spacious lounge/diner with feature wood burner
- Fitted kitchen with rear lobby providing additional practicality
- Utility room and separate ground floor cloakroom
- Three well-proportioned bedrooms to the first floor
- Three-piece family bathroom suite
- Generous and enclosed rear garden with patio and lawn areas
- Off-road parking with driveway and garage
- Subject to a local occupancy covenant requiring buyers to have lived or worked in Norfolk for a minimum of three years





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### The Location

West Raynham is a small, welcoming village in the county of Norfolk, England, located around 6 miles southwest of the popular market town of Fakenham. Set within the North Norfolk district, the area is known for its gentle rural charm, open countryside, and easy access to some of the region's most scenic spots.

The village benefits from excellent road connections, with the nearby A148 offering convenient links to surrounding towns and villages, including Fakenham, King's Lynn, and Holt. For those who enjoy days by the sea, the beautiful North Norfolk coast is just a short drive away, with its picturesque beaches, wildlife reserves, and charming coastal communities.

Although West Raynham itself is quiet and primarily residential, its location makes it an appealing choice for those who value a peaceful village lifestyle while still being close to local shops, cafes, and amenities in nearby towns. The surrounding countryside provides plenty of opportunities for walking, cycling, and exploring, while the historic character of the area – including its connections to the former RAF base – adds to its unique appeal.



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#### The Drove, West Raynham

Situated in the popular and picturesque village of West Raynham, this well-presented three-bedroom semi-detached home offers generous living space in a peaceful rural setting. Ideal for families, first-time buyers, or those looking to enjoy village life, the property combines practical accommodation with attractive outdoor space and countryside surroundings.

Inside, the home is arranged to suit modern lifestyles, beginning with a welcoming entrance hall that leads to the main living areas. The lounge and dining space is a real highlight, offering an impressive open layout with a feature wood burner that creates a warm and inviting focal point. The fitted kitchen is complemented by a useful rear lobby and a separate utility room, along with a downstairs cloakroom, providing excellent day-to-day practicality.

The first floor offers three well-proportioned bedrooms, all accessed from the landing, making it well suited to family living or home working. A three-piece family bathroom completes the accommodation and is presented in a functional and neutral style.

The property further benefits from double glazing, oil fired central heating, and solar panels, contributing to comfort and efficiency.



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Externally, the home is set back from the road on a generous plot, providing ample off-road parking for multiple vehicles along with access to the garage at the side. Gated access leads through to the enclosed rear garden, which is mainly laid to lawn with patio areas ideal for outdoor dining and relaxation. The garden also benefits from two brick-built storage sheds, offering useful additional space.

West Raynham remains a highly regarded North Norfolk village, offering a tranquil environment while still providing convenient access to nearby market towns, local amenities, and scenic countryside walks. This is a fantastic opportunity to acquire a well-located village home with generous accommodation, and viewing is strongly recommended.

**Important Note:**

Please be aware that the property is subject to a local occupancy covenant, meaning any purchaser must have lived or worked in Norfolk for a minimum of three years.

**Agents Note**

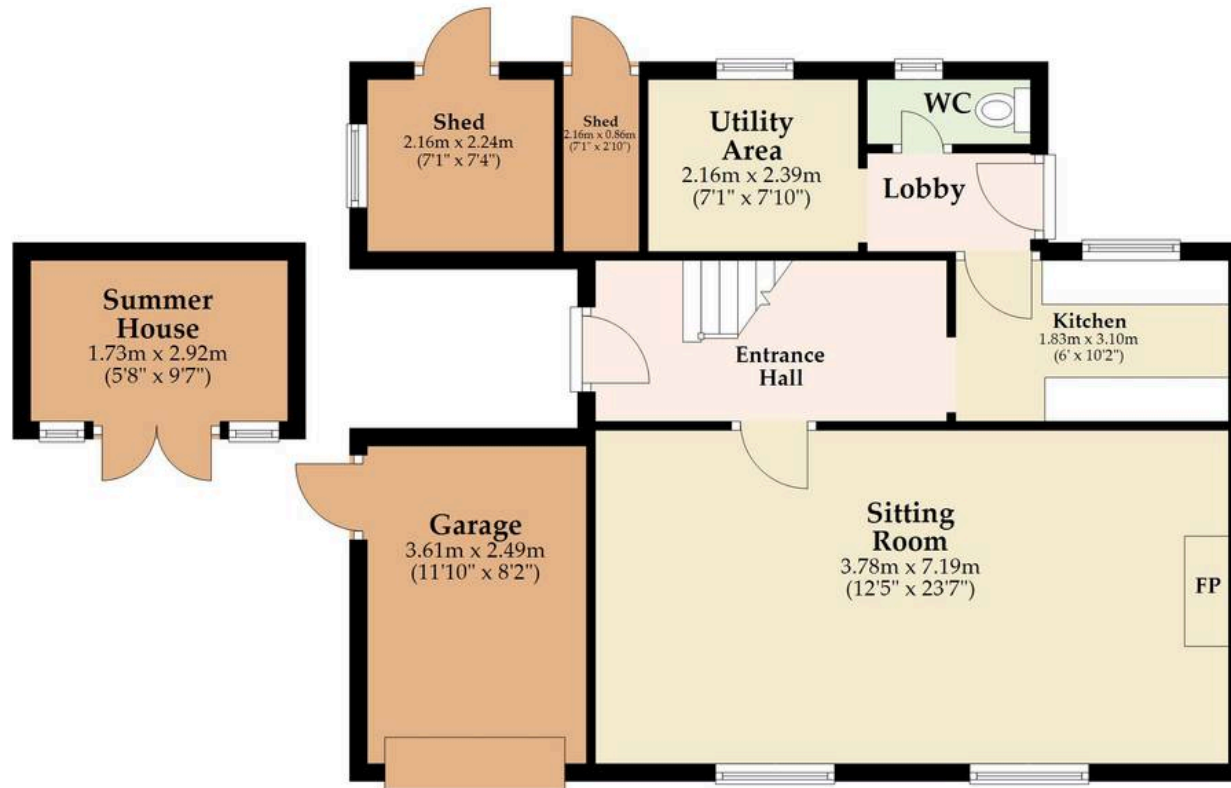
This property will be sold freehold.

Oil-fired heating.



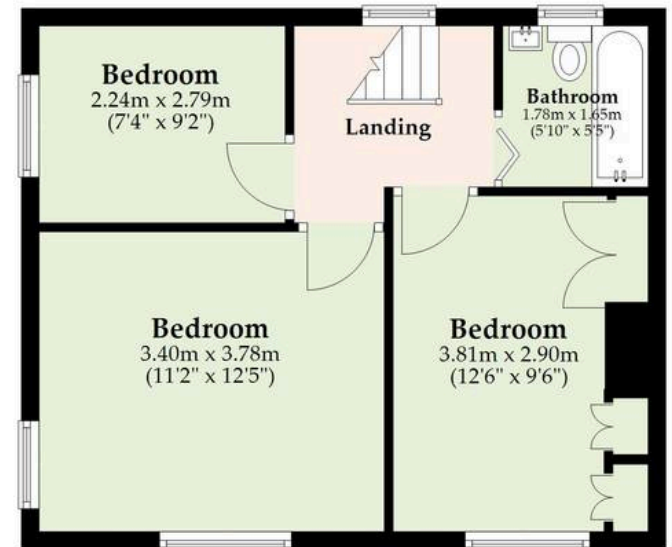
## Ground Floor

Approx. 71.9 sq. metres (774.3 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

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.

Plan produced using PlanUp.

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