



## 7 Fox Grove Claypit Lane, Fakenham

£270,000 Freehold

Situated within a modern development just a short distance from Fakenham town centre, this well-presented three-bedroom semi-detached home offers contemporary living perfectly suited to modern lifestyles. Finished to a high standard throughout, the property combines practical design with light-filled spaces and energy efficient PV panels, making it ideal for young families or those looking to take their first step on the property ladder.

Council Tax band: C

Tenure: Freehold

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### Location

Fakenham is a thriving North Norfolk market town offering an excellent range of amenities, including independent shops, supermarkets, cafés and restaurants. The town benefits from reputable schools, healthcare facilities and leisure options, as well as easy access to surrounding countryside and the Norfolk Coast.

Regular transport links connect Fakenham to nearby towns such as Holt and Dereham, while Norwich and King's Lynn are also within comfortable reach, making it a popular choice for both commuters and families.



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### Claypit Lane

The ground floor is arranged around an impressive open-plan living, dining and kitchen space, creating a versatile hub for everyday living and entertaining. French doors open out onto the rear garden, allowing natural light to flow through and seamlessly connecting indoor and outdoor spaces. Additional benefits include useful built-in storage and a convenient downstairs cloakroom.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all featuring fitted storage. The principal bedroom enjoys the added luxury of an en-suite shower room, while a modern family bathroom completes the first floor accommodation.

Externally, the home benefits from both front and rear gardens, providing space for outdoor enjoyment, relaxation or entertaining. Two allocated parking spaces add to the practicality of this attractive home. Overall, this is a fantastic opportunity to acquire a modern, low-maintenance property close to local amenities, schools and transport links.

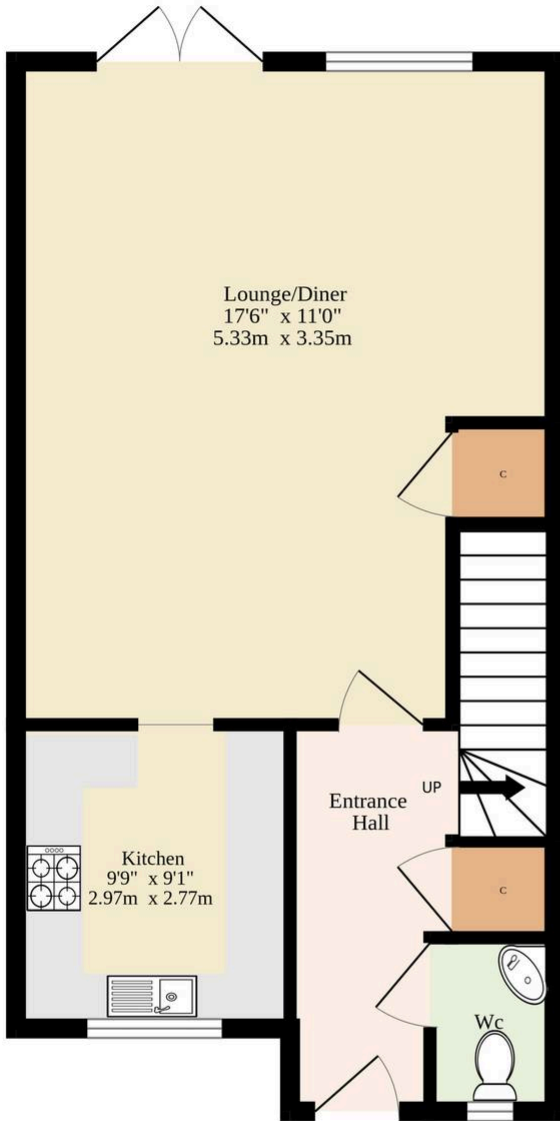
### Agents Note

We understand this property will be sold freehold, connected to all mains services with gas central heating.

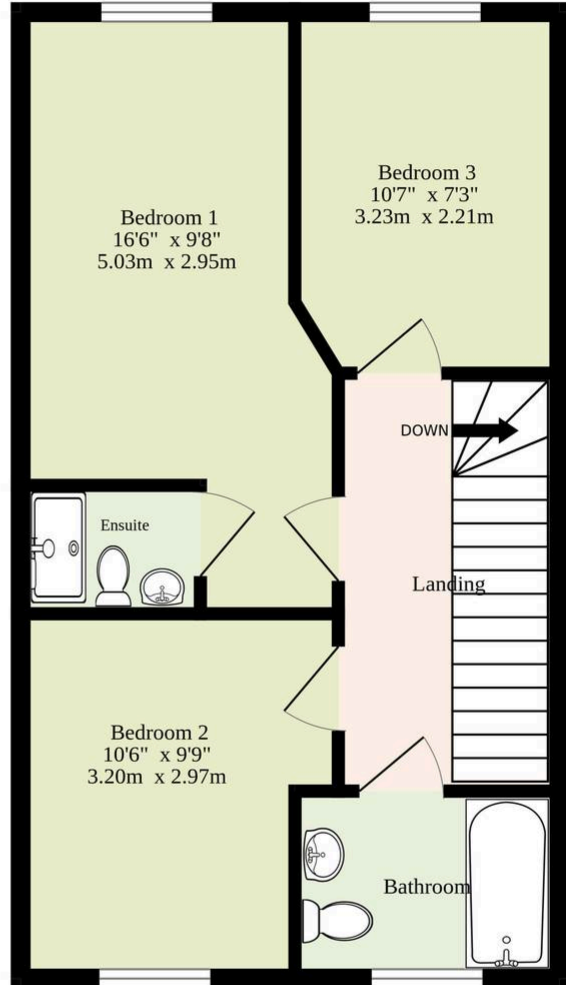
The property also offers 6 PV panels, contributing to a more energy efficient lifestyle.



Ground Floor  
284 sq.ft. (26.4 sq.m.) approx.



1st Floor  
346 sq.ft. (32.1 sq.m.) approx.



Excluding Unmarked Rooms

TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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