



39 Parklands Green Lane Estate, Pudding Norton

Fakenham



Minors & Brady

39 Parklands Green Lane Estate

Puttling Norton, Fakenham

Designed exclusively for the over-45s, this welcoming park home offers a relaxed, well-paced lifestyle with generous living space and a beautifully arranged south facing garden that makes spending time outdoors genuinely enjoyable. Set on the quieter edge of the development with open field views, it features a spacious living room with dining area, a fitted kitchen complete with integrated fixtures and a useful utility room, along with two comfortable bedrooms and two bathrooms, including an en suite to the main bedroom. The landscaped garden provides a choice of seating areas, thoughtfully designed for low-maintenance enjoyment, while off road parking adds everyday convenience. Altogether, it offers a calm, well-kept setting and a home that feels easy to settle into, making it an appealing choice for those seeking comfort, space and a pleasant outdoor outlook.

Agent Notes

We understand that this property is leasehold.

All charges: £200 pcm.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

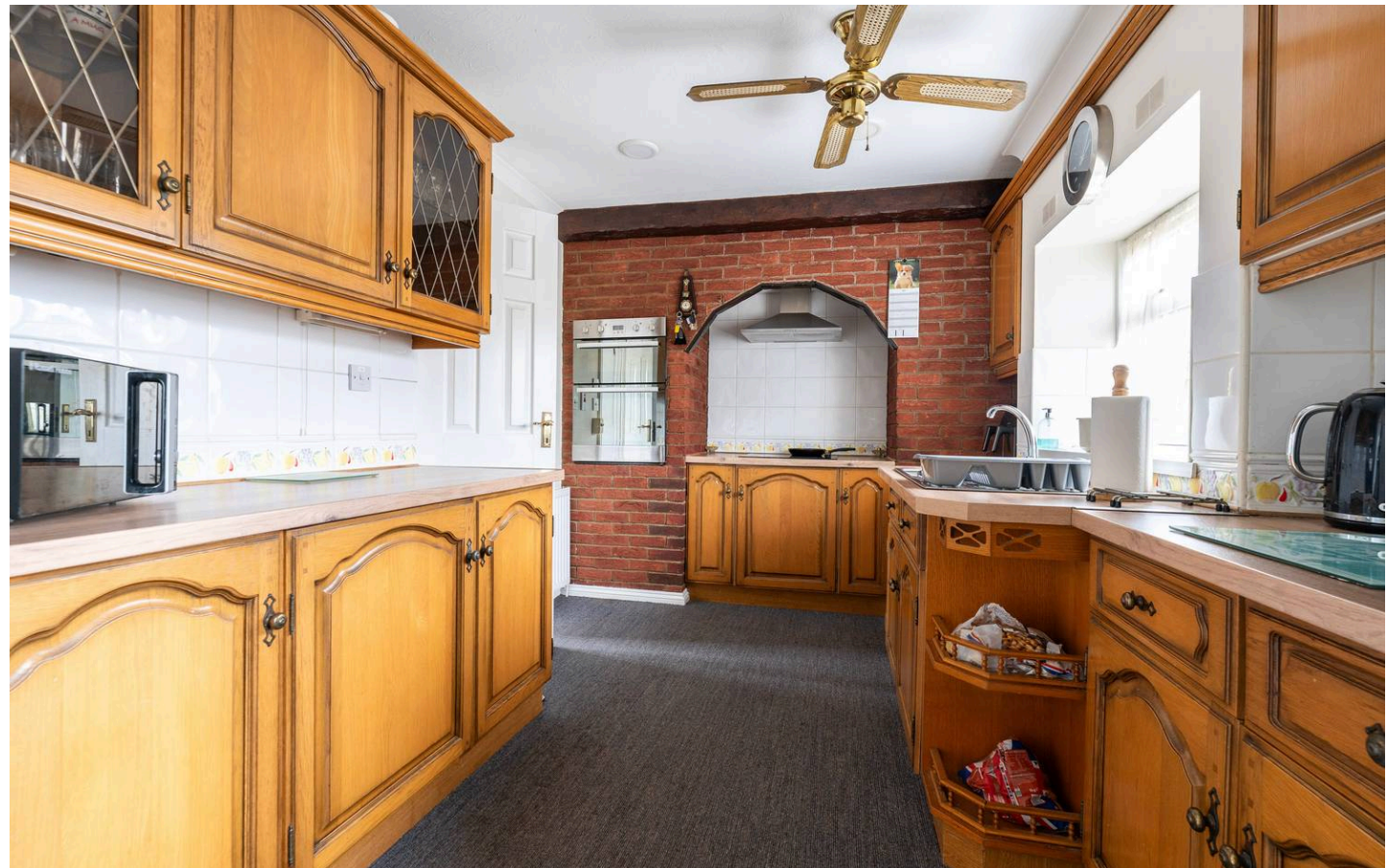


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39 Parklands Green Lane Estate

Puttling Norton, Fakenham

- Two-bedroom over 45's park home positioned on the quieter edge of the development
- Field views to the side and rear
- Spacious living room with a dining area, triple-aspect windows and feature fireplace
- Fitted kitchen with wall and base units, hob, double oven and stainless-steel sink
- Separate utility room with appliance space and garden access
- Main bedroom with built-in wardrobes and en suite shower room
- Second double bedroom with rear aspect
- Bathroom with fitted suite including bath, WC and wash basin
- Off road parking for added convenience
- South facing garden with landscaped areas including patio, pergola, lawn and gravel section



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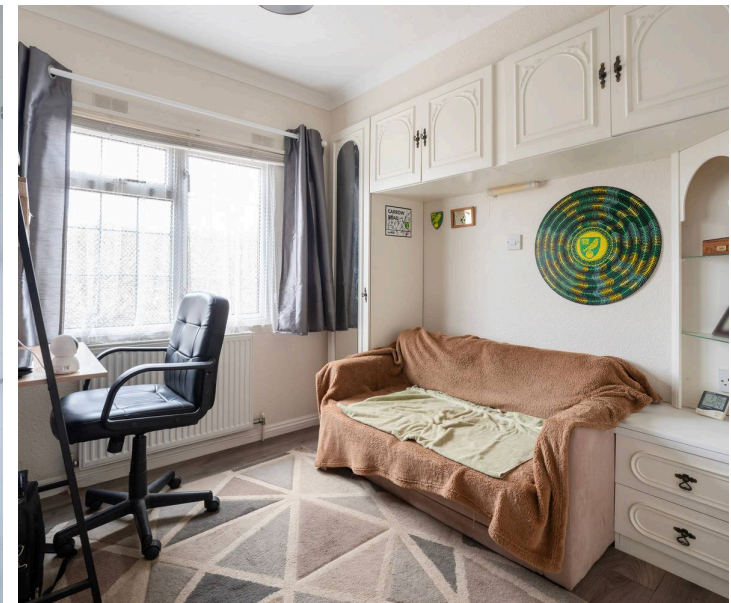
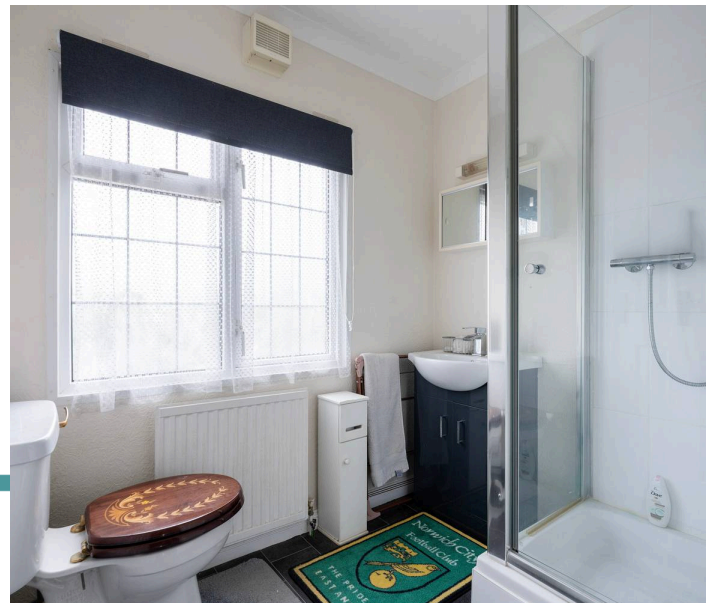
Pudding Norton

Green Lane Estate sits on the edge of Pudding Norton, a small rural hamlet just outside Fakenham, giving it a quiet countryside setting while keeping day-to-day needs close at hand. The surrounding landscape is open and green, with neighbouring villages such as Hempton, Sculthorpe and Little Snoring all within easy reach, and the North Norfolk coast accessible for weekend trips.

Fakenham provides the main amenities, including cafés, independent shops, a medical centre and leisure facilities, along with the closest major supermarkets: Tesco, Aldi and Morrisons. Schooling is straightforward, with Fakenham Infant & Nursery School, Fakenham Junior School and Fakenham Academy serving the area.

Transport links are practical for a rural location, with regular bus routes running through Fakenham and road connections leading towards Dereham, King's Lynn and Norwich.

Altogether, Green Lane Estate offers a relaxed, well-connected base for anyone wanting a countryside lifestyle with strong access to nearby towns and essential amenities.



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39 Parklands Green Lane Estate

Puttling Norton, Fakenham

A well-presented two-bedroom park home set on the quieter edge of the development, enjoying open field views.

Inside, the property offers a generous living room with a defined dining area, featuring a decorative beam, a feature fireplace and triple-aspect windows that bring in excellent natural light.

The fitted kitchen includes a range of wall and base units, a stainless-steel sink and drainer, hob, double oven and rear window, with a separate utility room providing space for appliances, plumbing for a washing machine and access to the garden. Fixtures and fittings throughout the kitchen and utility space contribute to a practical and well-organised layout.

Both bedrooms are well proportioned, with the main bedroom offering built-in wardrobes and an en suite fitted with a shower, WC, wash basin and radiator. The second bedroom sits to the rear of the home, served by a bathroom that includes a bath, WC, wash basin and radiator. Fixtures and fittings in both bathrooms provide a clean and functional finish.

The outside space is a standout feature. The private, south-facing garden has been thoughtfully landscaped to include a patio seating area with pergola, a lawned section, vegetable beds and a gravelled area designed for low-maintenance enjoyment. The setting is ideal for relaxing outdoors while taking in the scenic views.

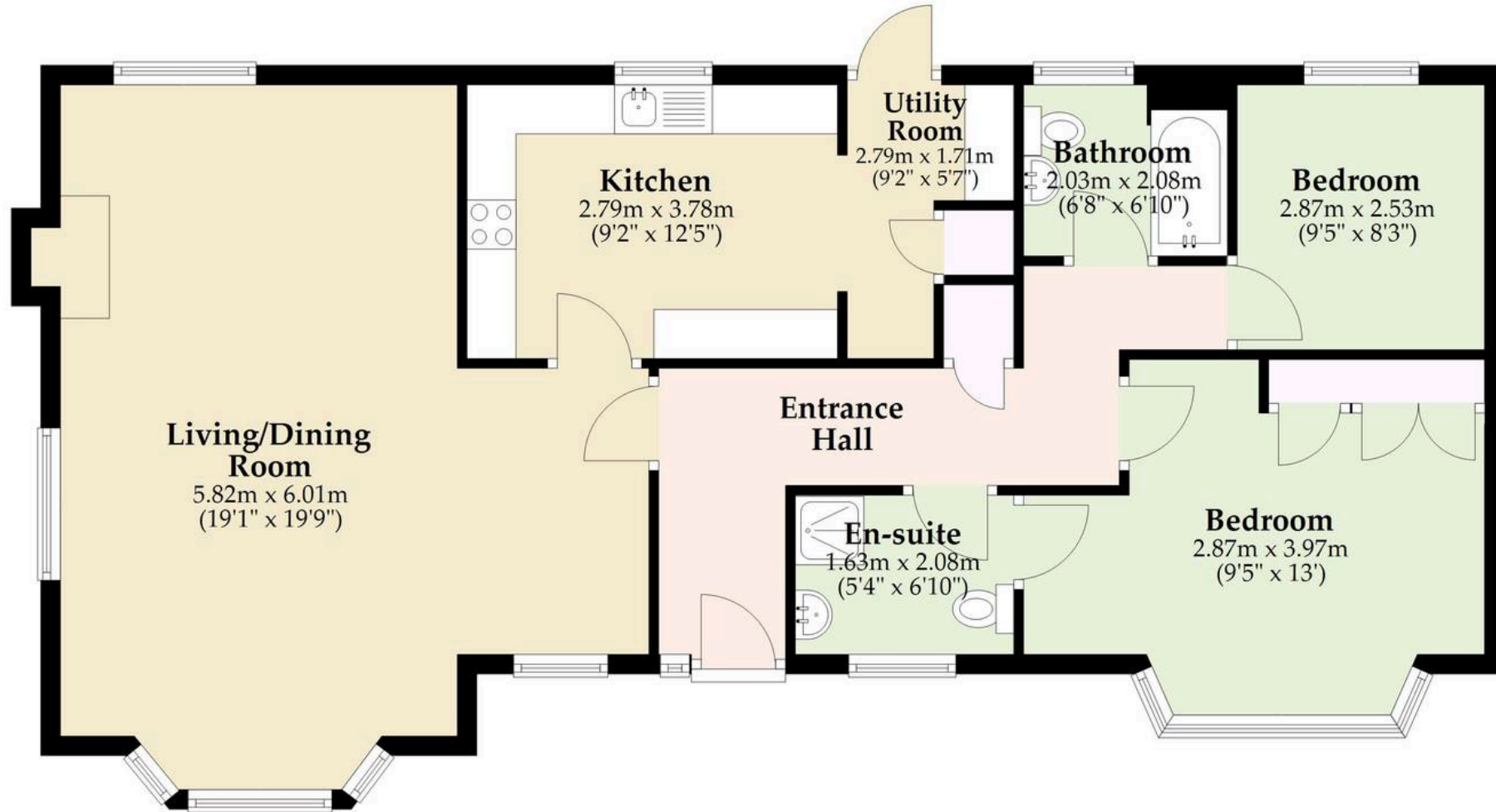
The property also benefits from a driveway providing off-road parking.



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Ground Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 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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Listings Director

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