



26 Valley Way, Fakenham

Minors & Brady



26 Valley Way

The perfect first home, combining modern upgrades, generous space and effortless practicality. Situated within easy reach of Fakenham town centre, this well-presented semi-detached home offers two genuine double bedrooms, a stylish modern kitchen and a recently updated shower room. The spacious lounge and dining area provides a versatile setting for both everyday living and entertaining, while fitted wardrobes to the principal bedroom add valuable storage. Outside, the low-maintenance garden features an attractive brick-weave seating area and a powered garden shed, ideal for storage or hobbies. A long driveway provides ample off-road parking for multiple vehicles, further enhancing the property's appeal. With the vendors having already found their onward purchase, this is an excellent opportunity for buyers seeking a smooth move into a home ready to be enjoyed from day one.

- Perfect first home or investment opportunity in a convenient town location
- Stylish modern kitchen finished with contemporary cabinetry and integrated appliances
- Recently updated shower room with a fresh and modern finish
- Two generous double bedrooms offering comfortable and versatile accommodation
- Principal bedroom with extensive fitted wardrobes for excellent storage
- Spacious lounge and dining room ideal for everyday living and entertaining
- Long driveway providing ample off-road parking for multiple vehicles
- Low-maintenance rear garden with attractive brick-weave seating area
- Powered garden shed perfect for hobbies, storage or workshop space
- Vendors have already found their onward purchase, supporting a smoother move





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Fakenham

The Location

Fakenham is a thriving and historic Norfolk market town that successfully combines everyday convenience with a strong sense of community. The bustling town centre offers an excellent mix of independent retailers, supermarkets, cafés and restaurants, alongside the long-established Thursday market, which remains a popular destination for fresh local produce and artisan goods.

The town is particularly well suited to families, with a range of primary schools and the well-regarded Fakenham Academy serving the area. Residents also benefit from convenient access to healthcare facilities, including GP surgeries, dental practices and a community hospital, ensuring essential services are always close at hand.

For those who enjoy an active lifestyle, Fakenham offers a variety of leisure opportunities, including nearby parks, riverside walks along the River Wensum, a leisure centre and the renowned Fakenham Racecourse. The surrounding North Norfolk countryside provides further opportunities for walking, cycling and outdoor recreation, while the stunning North Norfolk coastline can be reached within a short drive.

Despite its attractive market town setting, Fakenham enjoys excellent transport connections. Regular bus services link the town with Norwich, King's Lynn and the coastal villages, while the A148 and A1067 provide straightforward road access throughout Norfolk and beyond.





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Fakenham

Valley Way, Fakenham

Situated within easy reach of the town centre and everyday amenities, this well-presented two-bedroom semi-detached home provides an excellent opportunity for first-time buyers, downsizers and investors alike. Having benefitted from recent improvements, including a modern fitted kitchen, a newly updated shower room and a relatively new boiler installed within the last five years, the property offers a blend of comfort, convenience and low-maintenance living. The current owners have also found a property they would like to purchase next, helping to support a straightforward onward move.

The accommodation begins with an entrance porch, creating a welcoming introduction to the home. Beyond, the spacious lounge and dining room forms the heart of the property. Generous in size and filled with natural light, this versatile room comfortably accommodates both seating and dining areas, making it ideal for everyday living, entertaining guests or simply unwinding after a busy day. Useful under-stairs storage further enhances the practicality of the layout.

Positioned to the rear, the kitchen has been fitted in a contemporary style with a range of modern units, generous work surfaces and integrated appliances. Designed with both functionality and aesthetics in mind, the space provides ample storage and enjoys direct access to the rear garden.



M&B



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Fakenham

The first floor offers two genuine double bedrooms, both well-proportioned and versatile. The principal bedroom benefits from **fitted wardrobes**, providing excellent built-in storage and maximising the available floor space, while the second double bedroom provides comfortable accommodation for family members, guests or home working requirements.

Serving the bedrooms is a **recently updated shower room**, finished in a clean and modern style with contemporary fittings and a fresh, neutral presentation.

Outside, the property continues to impress. To the front, a long driveway provides **ample off-road parking for multiple vehicles**, a valuable feature for modern households. The rear garden has been designed with ease of maintenance in mind, featuring an attractive **brick-weave seating area** that creates the perfect space for outdoor dining, entertaining or relaxing. A garden shed with **electricity connected** provides useful storage and potential hobby space, while the enclosed garden offers a good degree of privacy and year-round enjoyment.

Agent's Note

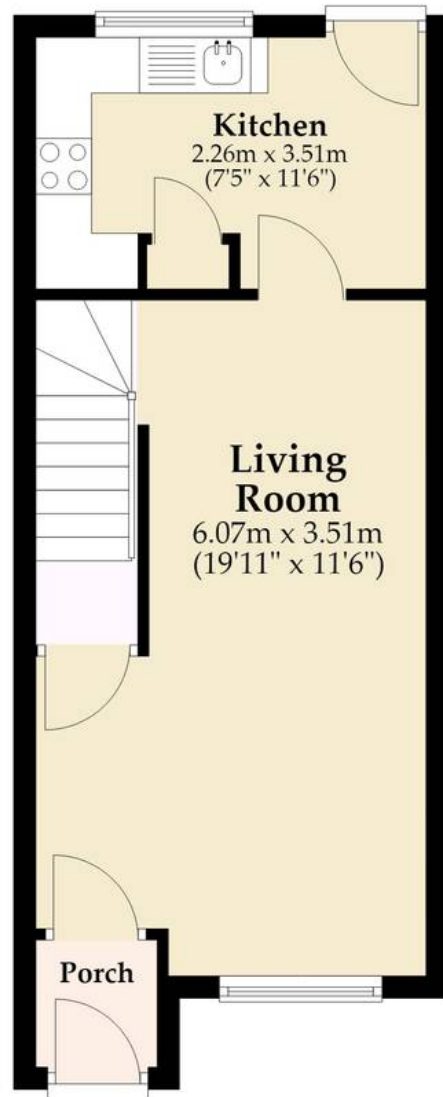
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)

M&B

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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