

17 Brick Kiln Road, Fakenham

Minors & Brady

17 Brick Kiln Road

Fakenham

An excellent opportunity to step onto the property ladder with this beautifully presented 40% shared ownership home, offered to the market with no onward chain. Occupying a generous plot with attractive field views to the rear, this modern three-bedroom property offers well-balanced accommodation designed for comfortable everyday living. The ground floor centres around a spacious kitchen/dining room with a range of fitted units and integrated appliances, alongside a bright and welcoming sitting room overlooking the garden. Upstairs, three bedrooms are served by a family bathroom, while the principal bedroom benefits from its own en-suite shower room. Further enhancing the appeal is an excellent-sized lawned garden, driveway parking and a garage, creating a fantastic package for first-time buyers seeking space, value and convenience.

- 40% shared ownership opportunity, providing an affordable route onto the property ladder
- Offered to the market with no onward chain, allowing for a potentially smoother purchase process
- Beautifully presented throughout with modern décor and a well-maintained finish
- Agent's Note
  We understand the property will be sold on a 40% shared ownership, leasehold basis, with approximately 119 years remaining on the lease. Rent on the remaining 60% share is currently £512 per calendar month. Potential purchasers should be aware that eligibility criteria and approval by the housing association may apply.

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17 Brick Kiln Road

Fakenham

The Location

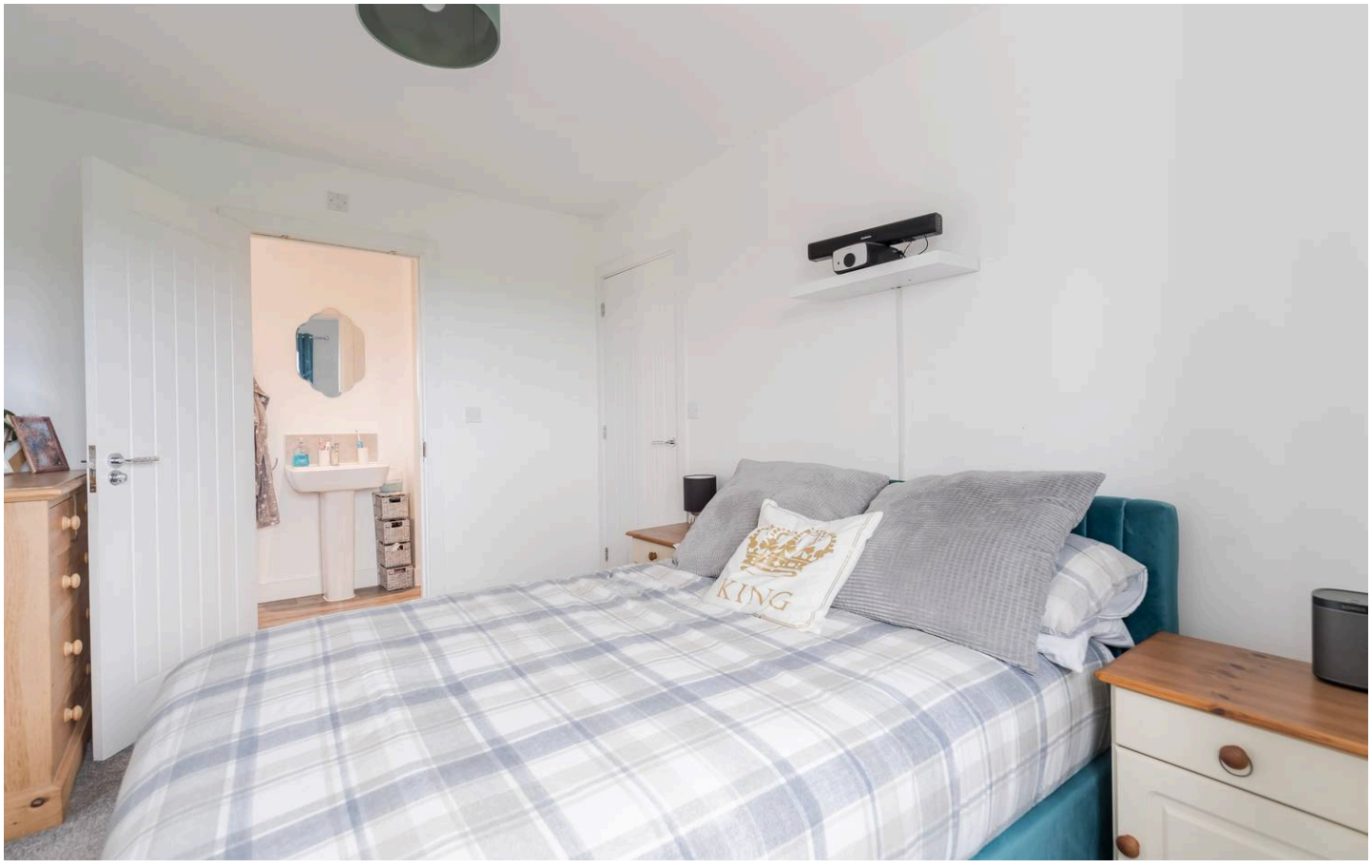
Fakenham is a thriving market town in the heart of North Norfolk, offering an excellent balance of everyday convenience and access to the surrounding countryside. The town provides a wide range of amenities, including supermarkets, independent shops, cafés, restaurants, schools and healthcare facilities, making it well suited to families, professionals and retirees alike.

Steeped in local character, Fakenham is perhaps best known for its popular weekly market and renowned racecourse, both of which contribute to the town's strong sense of community. Residents also benefit from a variety of leisure facilities, parks and scenic riverside walks, providing plenty of opportunities to enjoy the outdoors close to home.

The stunning North Norfolk coastline is within easy reach, with destinations such as Wells-next-the-Sea and Holkham offering beautiful sandy beaches, nature reserves and coastal walking routes. The surrounding rural landscape also provides an abundance of walking, cycling and recreational opportunities throughout the year.

Well connected by road, Fakenham offers straightforward access to Norwich, King's Lynn and neighbouring market towns, making it an ideal base for both commuting and exploring the wider region.

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Offered with **no onward chain**, this attractive modern home presents a fantastic chance to purchase a **40% shared ownership property** in a sought-after setting overlooking open fields to the rear. The home is exceptionally well presented throughout and offers spacious accommodation arranged across two floors.

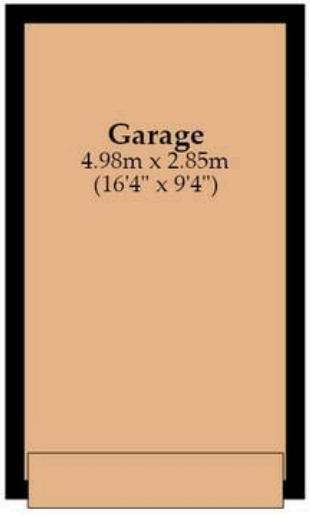
Upon entering, a central hallway provides access to the ground floor accommodation and staircase to the first floor. The generous sitting room is positioned to one side of the property and provides a bright and comfortable living space, ideal for relaxing or entertaining. To the rear, the fitted kitchen/dining room is a particular highlight, featuring a range of wall and base units, work surfaces and integrated appliances, while comfortably accommodating a dining table for everyday meals and social occasions. A useful cloakroom completes the ground floor.

The first floor offers three bedrooms, including a principal bedroom with its own en-suite shower room. Two additional bedrooms are served by the family bathroom, providing practical and flexible accommodation suitable for a variety of buyers.

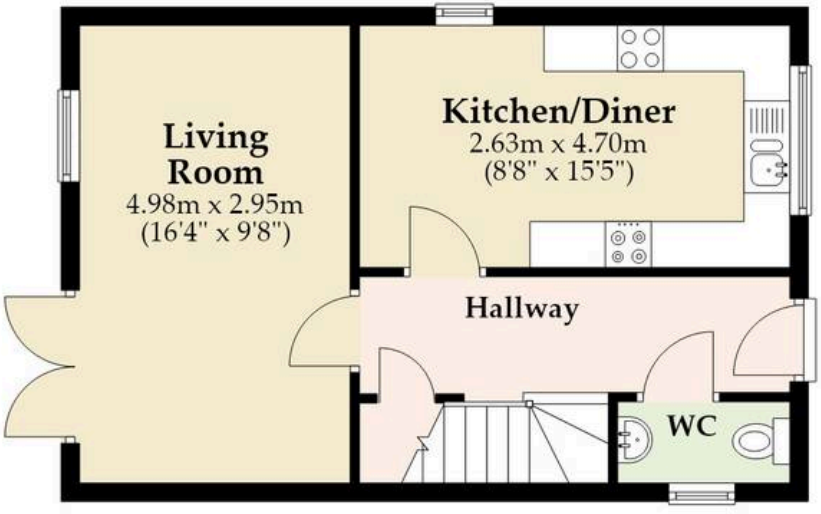
Outside, the property continues to impress with an excellent-sized rear garden, mainly laid to lawn, offering plenty of space for children, pets or outdoor entertaining. The garden enjoys a pleasant outlook towards open fields, adding to the sense of space and privacy. A driveway provides off-road parking and leads to the garage, offering valuable storage and further parking options.

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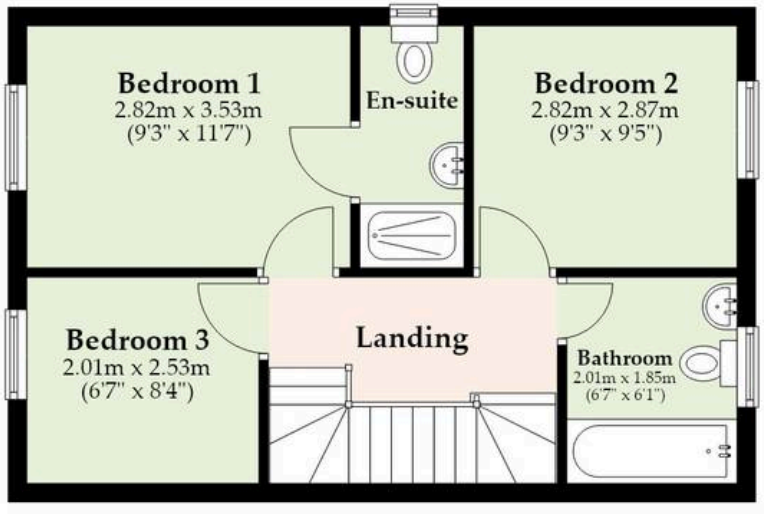
Garage
Approx. 14.2 sq. metres (152.9 sq. feet)



Ground Floor
Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 90.8 sq. metres (977.3 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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dereham@minorsandbrady.co.uk | 01362 700820 | 9a Market Place, Dereham, NR19 2AW

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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