



41 Whitelands, Fakenham  
Fakenham

Minors & Brady



# 41 Whitelands

## Fakenham, Fakenham

Being sold chain-free, this detached home offers a well-balanced layout and a variety of everyday conveniences. Turn-key ready, it features a new boiler, spacious living room, and a modern kitchen equipped with an integrated fridge, oven and washing machine. The accommodation is well-lit throughout, with each room enjoying a pleasant sense of privacy. There is a conveniently placed downstairs WC and a modern family bathroom upstairs. With its practical layout and comfortable proportions, the home is well suited to family living with potential for expansion.

### Location

Fakenham is a well-served market town offering a balanced mix of everyday convenience and rural charm. Centred around its historic marketplace, the town provides a strong selection of shops, cafés and essential amenities, including major supermarkets and healthcare facilities. Its weekly market and popular auction centre contribute to a steady local atmosphere, while regular bus links ensure straightforward access to neighbouring towns and the North Norfolk coastline. The community is supported by good schooling options and a practical range of leisure facilities, including a cinema, sports centre and well-maintained parks.

Surrounded by attractive countryside, Fakenham sits within easy reach of renowned coastal destinations such as Wells-next-the-Sea and Holkham. The nearby River Wensum and local walking routes offer opportunities for outdoor recreation, making the area appealing to those who value a more relaxed pace of life. Its location also provides convenient access to Norwich and King's Lynn for wider commuting, retail and transport connections.



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Stepping inside, you are welcomed into a spacious entrance hall that sets the tone for the rest of the property. From here, the kitchen offers a clean and modern finish, with integrated appliances ensuring the space is fully prepared for immediate use. A rear-facing window and door fill the room with natural light while providing direct access to the garden, creating an easy flow for day-to-day routines.

The sitting room forms the main social space, stretching from front to back and offering a bright, versatile environment. A large window to the front and patio doors at the rear provide excellent natural light at all times of day. The generous size allows for both relaxed seating and a dining area if desired, making the room adaptable to different needs. With direct access to the garden, it also supports seamless indoor-outdoor living.

A downstairs WC is positioned just off the hall, offering convenience for residents and guests alike. A window draws in natural light, giving the space a fresh and practical feel. The nearby stairs offer an understair cupboard for additional storage.

Upstairs, the home offers three well-proportioned bedrooms arranged around a central landing. Each room benefits from comfortable dimensions, providing flexibility for sleeping, home working or storage as needed. The family bathroom is neatly presented and includes a shower bath to suit varying preferences.



M&B

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Externally, aspacious front lawn with mature shrubs adds a welcoming approach. The rear garden is mainly laid to lawn, with well-stocked fencing that provides a pleasant setting for outdoor dining or relaxation. A useful storage shed sits in the corner, offering additional practicality for garden equipment or seasonal items.

The property is complemented by a driveway to the front, leading to the garage and offering dependable off-road parking. With its generous outdoor space, the property offers clear potential for future expansion, subject to the necessary permissions. As it stands, the home is ready for immediate occupation, offering a comfortable and reliable base with room to grow.

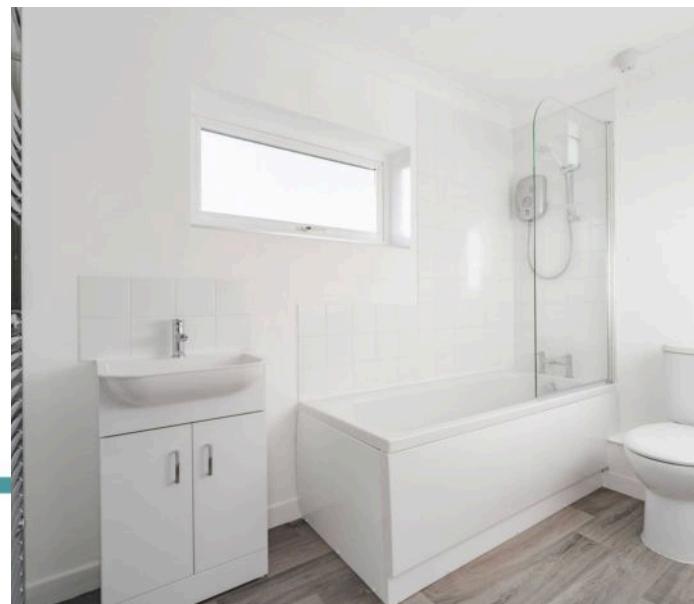
## Agents Note

Freehold

Council Tax Band D

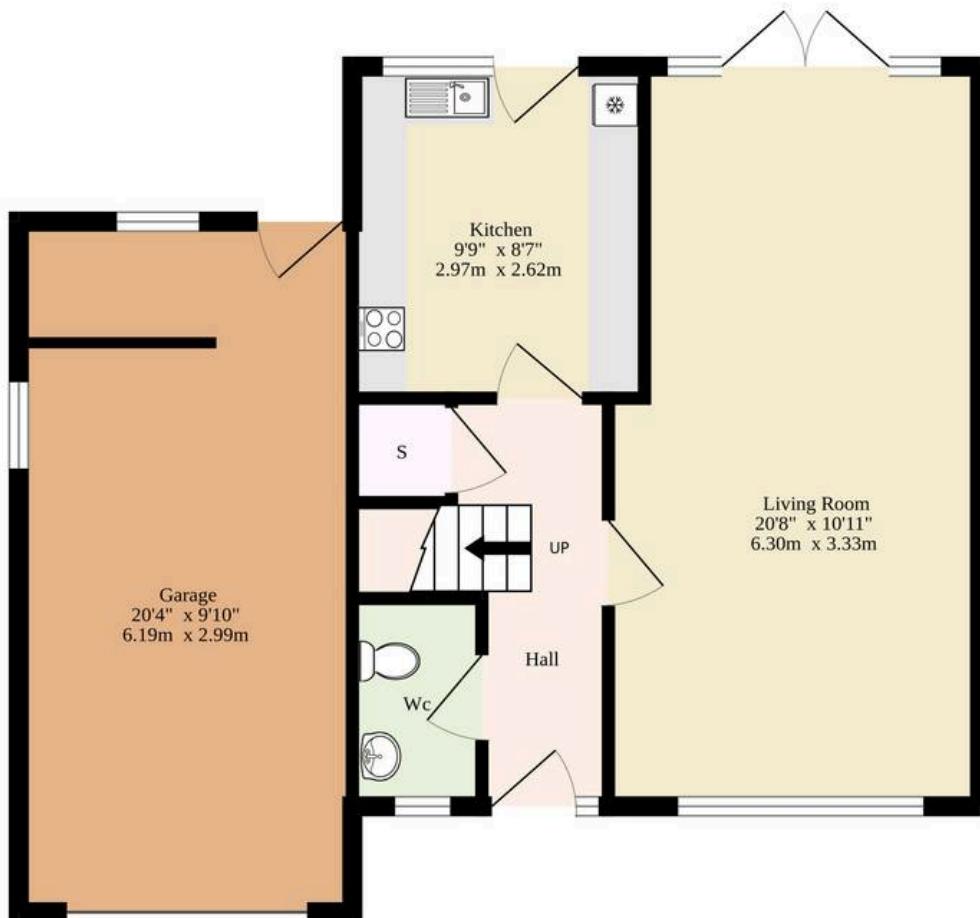
Connected to mains water, gas, electricity and drainage

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

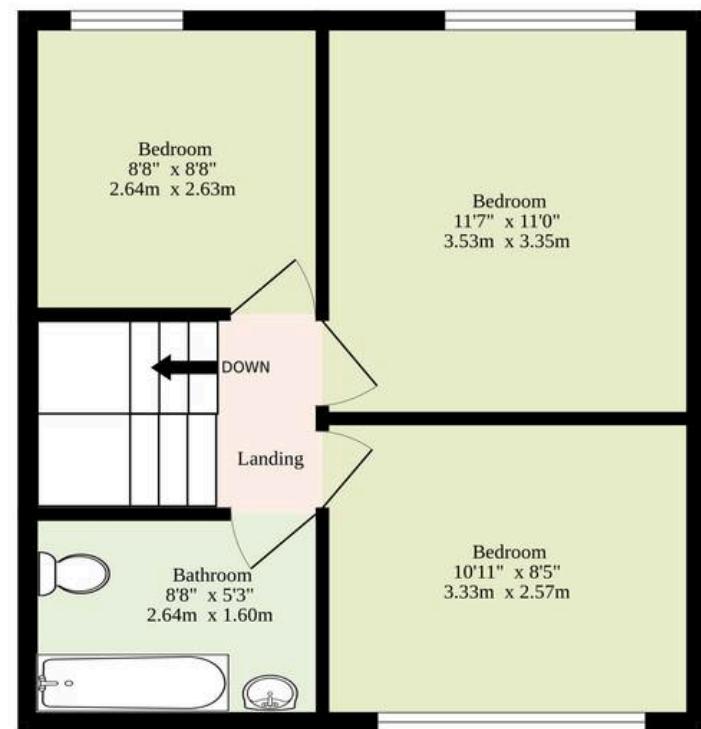


**M&B** —

Ground Floor  
576 sq.ft. (53.5 sq.m.) approx.



1st Floor  
353 sq.ft. (32.8 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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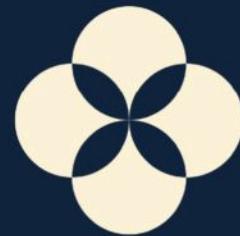


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