



39 Brick Kiln Road
Fakenham | Norfolk | NR21 8QB

 FINE & COUNTRY

BRICK & FLINT CHARM



Set within a quiet corner of the sought-after Wensum Grange development, this semi-detached home is distinguished by its handsome flint-faced elevations, shared by only a few homes in the close. A south-facing garden backs onto open fields, with glorious views over the countryside from the upstairs windows. The property features a private driveway which does not adjoin the neighbours



KEY FEATURES

- An Attractive Brick and Flint-Fronted Semi-Detached Home
- Approximately Four Years Remaining on the New-Build Warranty
- Located at the Entrance to Wensum Grange Development
- Two Generous Double Bedrooms and a Contemporary Family Bathroom
- Main Bedroom with Built In Wardrobes and an En-Suite
- Bright Sitting Room with Wood-Effect Flooring
- Modern Kitchen and Dining Room with Door to the Garden
- Separate Utility Area and Downstairs Cloakroom
- South-Facing Rear Garden Backing onto Fields with a Shed
- Private Driveway
- The Accommodation extends to 741 Sq.Ft.
- Energy Rating: B

An exceptional opportunity to acquire a beautifully presented newly built home that combines a peaceful edge-of-town setting with a short walk into the heart of Fakenham and all the amenities it has to offer.

A Perfect Location

"The area of the new-build property was what first sparked our initial attraction," the owners said when asked what first drew them to the property. They purchased the house off-plan as a new build in 2020, which allowed them a considerable say in how it was finished, from the layout through to the choice of upgrades. Built by Lovell Homes as part of the Wensum Grange scheme, the property is one of a small number within the close to be dressed in flint, the vernacular Norfolk material that gives the elevations their distinctive character and echoes the traditional buildings of north Norfolk. The owners were drawn as much by that flintwork as by the south-facing garden and the quiet position.

Room By Room

A storm porch shelters the front door, which opens into an entrance where the staircase rises to the first floor. To the right lies the sitting room, a bright and well-proportioned space finished in wood-effect flooring that lends it, in the owners' description, a homely feel while staying practical. Dual-aspect windows draw light through the room across the day. Beyond, the kitchen is to the rear of the ground floor, fitted with a range of contemporary units, an integrated oven and hob and space to gather around a table. A back door opens straight out to the garden and patio, blurring the line between inside and out. Tucked away within the kitchen is a small separate utility area. A cloakroom completes the ground floor.





KEY FEATURES

Upstairs, two double bedrooms lead off from the landing. The main bedroom is served by its own ensuite and has been fitted with built-in wardrobes that, as the owners noted, keep the room feeling spacious while adding plenty of storage. The second double bedroom looks out over greenery to the rear and is currently set up as a comfortable study. A contemporary family bathroom serves both bedrooms, its tiling chosen by the owners at build stage.

Improvements & Refinements

Having taken the house from plan to completion, the owners shaped it to their own taste throughout. "Overall, we had a huge say in our home build, from the colour of the worktops and cupboards to the types of handles we have, making it very unique and different from the surrounding homes," the owners explained. At build stage they upgraded the downstairs flooring in the living room and hallway to wood-effect hard flooring, chose premium carpet upstairs, added several USB sockets for convenience, had the shower upgraded from an electric one, selected distinctive bathroom tiling, opted for an upgraded downstairs sink and specified an outside tap and electric point. Since moving in, they have added built-in wardrobes to the main bedroom and installed a large shed in the garden, set onto a concrete base.

So Much To Offer

"Our kitchen and living room are one of our favourite spots for hosting family and friends, as they are bright and spacious," the owners reflected when asked about favourite spaces at the property. The kitchen and breakfast room area leads straight onto the back garden patio, which they describe as perfect for hosting dinners and barbecues. It is a layout that turns easily from everyday family life to entertaining, the doors thrown open on warmer days so that guests spill from the table out onto the terrace and lawn beyond. "The property feels spacious, bright and homely," they said. Part of its appeal is the practical generosity of the layout. There are three WCs, which the owners consider rare in a home of this size, with one downstairs for when visitors drop in, the main bathroom and an ensuite. The small utility area tucked away in the kitchen keeps it separate from the cooking space. What sets the house apart most, though, is its position. "Where we are positioned on the estate means we have little to no road noise and are surrounded by fields," the owners added.

The Outside

The owners particularly cherish the south-facing rear garden as a feature of their property. "We love the garden as it is the perfect sun trap and private, with a garden gate leading onto the driveway," they commented. Mainly laid to lawn and enclosed by fencing, it is framed at the far end by a small flower bed that, in season, comes into its own. Hedgehog holes cut into the base of the boundary fences invite wildlife to pass through, and a large shed on a concrete base provides useful storage. Beyond the boundary lie open fields. To the front and side, the private driveway is not connected to the neighbouring homes, adding a further degree of privacy and providing off-road parking for two vehicles.





















INFORMATION



Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band B
Freehold

On The Doorstep

The centre of Fakenham, with the Market Place and the full range of town amenities, is within comfortable walking distance of the property at less than 0.9 miles. “We love that we are situated just outside of the town, meaning that we are very close to facilities and still within walking distance to the supermarkets, gym, restaurants, town shopping and markets, whilst being far enough out to enjoy the peaceful countryside feel,” the owners said. Living in Fakenham, they added, also means being just a short drive from the beach and the city. Fakenham is widely regarded as one of the most appealing market towns in north Norfolk, a town whose quality of life has long been recognised. Its Thursday charter market has been at the heart of town life since 1250, drawing visitors from the surrounding villages, and the centre offers a wide selection of independent shops, cafes and restaurants alongside a four-screen cinema. The Fakenham Sports and Fitness Centre provides a gym and fitness classes and soon a new swimming pool, while golf, tennis, squash and indoor bowls are all catered for locally. Pensthorpe Natural Park, Fakenham Racecourse and the Thursford Collection, home to the largest Christmas Spectacular show in England, are all within easy reach. For families, Fakenham Junior School and Fakenham Academy, which runs through to sixth form, lie within walking distance.

How Far Is It To?

The north Norfolk coast at Wells-next-the-Sea lies around 10 miles to the north, roughly 15 minutes by car, with Holkham and Blakeney a little beyond, while the Royal Estate at Sandringham is about 17 miles to the west. The cathedral city of Norwich is about 26 miles to the south-east and around 44 minutes by road, while King's Lynn is approximately 22 miles to the west and around 35 minutes by car. Both cities have mainline railway stations offering direct services to London and other major destinations. The A148, which connects Fakenham to King's Lynn and Cromer, and the A1067 towards Norwich are both readily accessible from the town.

Directions

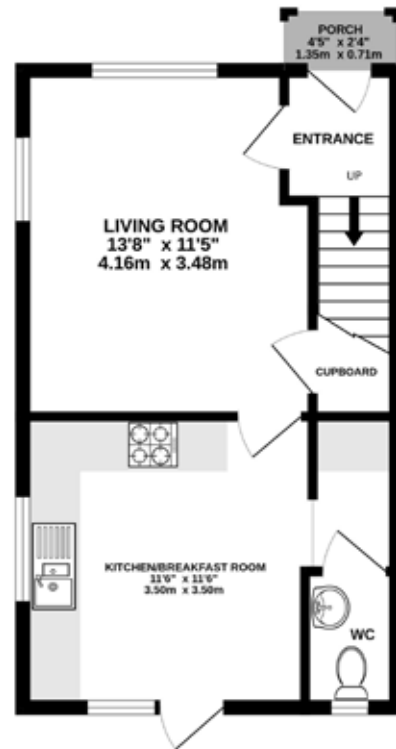
From the centre of Fakenham, take Market Place to Old Post Office Street/Oak Street and head straight ahead onto Wells Road to the roundabout, taking the second exit onto Highfield Road. Then, after 0.3 miles, turn left at the lights into Claypit Lane until turning right into Rudham Stile Lane after a further 0.3 miles. The next left is Brick Kiln Road where the property will be found on the lefthand side as the road forks left, as identified by a Fine & Country For Sale board.

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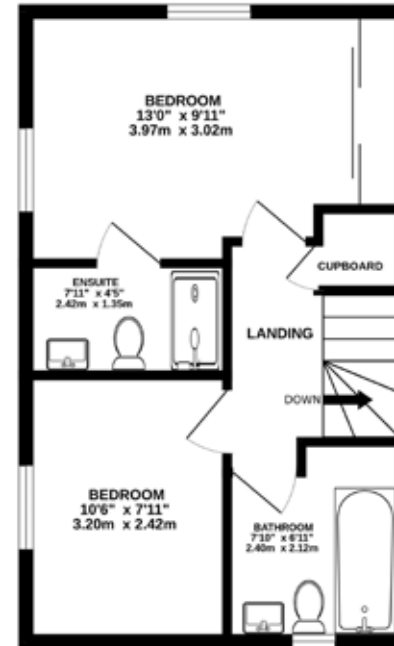
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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

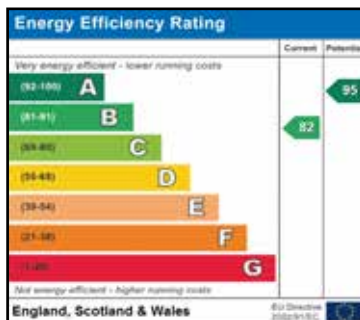


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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