

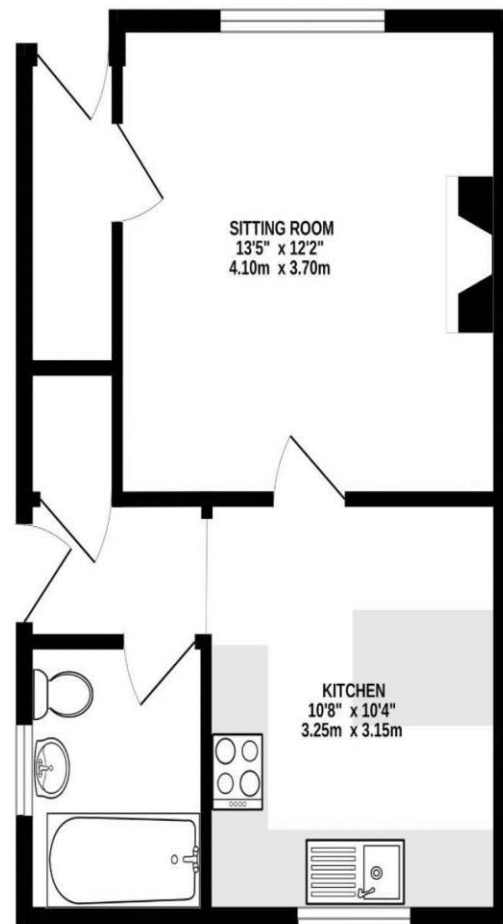


2 Oak Street,
Fakenham,
Norfolk,
NR21 9DY

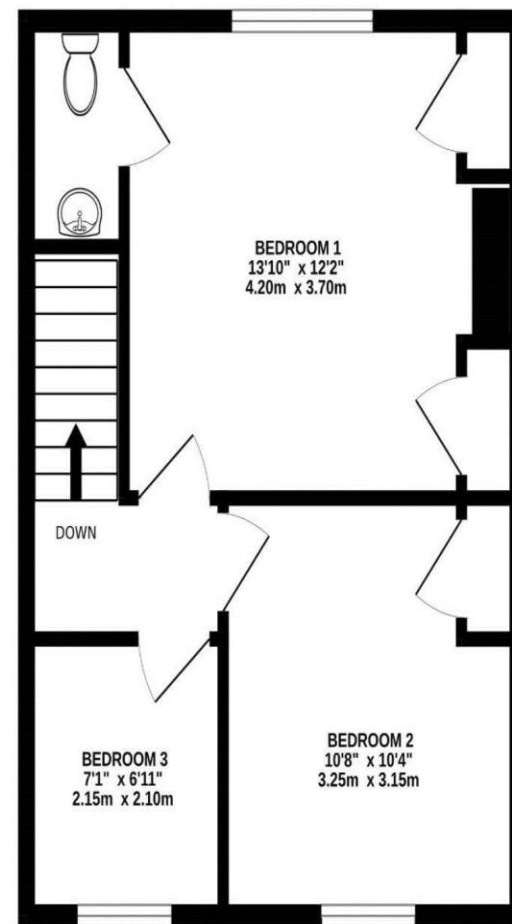
t: 01328 862222

w: www.norfolkroots.co.uk

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Council tax band = B

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Registered office: Cedar House, 41 Thorpe Road, Norwich, NR1 1ES
Incorporated in England and Wales, Company Registration Number: 6606900



Mount Pleasant, , NR22 6DE

£260,000

Freehold

Tucked away in the sought-after village of Walsingham, this well-presented three-bedroom semi-detached home has been thoughtfully modernised throughout. Featuring a stylish kitchen, contemporary bathroom, and a cosy sitting room with a woodburner, the property offers comfortable, move-in-ready living. With a brand-new combi boiler, full rewiring within the last five years, and a generous plot including a long rear garden and private driveway, this charming home blends convenience with character – ideal for families or first-time buyers seeking a peaceful village lifestyle.

T: 01328 862222
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2 Oak Street, Fakenham, NR21 9DY

- **Three Bedroom Semi Detached House in Prime Village Location**
- **Stylish Bathroom and Downstairs W/C**
- **Brand New Combi Boiler**
- **OFFERED WITH NO ONWARD CHAIN**
- **Good Size Rear Garden with Views and Railway Line**
- **Available to View Now**
- **Modern Fitted Kitchen**
- **Cosy Sitting Room with Wood Burner**

Entrance Hallway

A welcoming and practical space, providing access to the sitting room, kitchen, and downstairs bathroom, with stairs leading to the first floor.

Sitting Room

A warm and inviting space at the front of the home, filled with natural light from the large bay window. A wood-burning stove adds charm and comfort, making it an ideal spot for relaxing or entertaining.

Kitchen

Stylish and functional, the kitchen has been updated with modern shaker-style units, wood-effect worktops, and integrated appliances. A window above the sink offers views to the garden, and there is direct access to the rear.

W/C (First Floor)

An additional upstairs WC, perfect for convenience, fitted with modern fixtures and neutral décor.

Bedroom One

A spacious principal bedroom at the front of the home with toilet, large window and ample room for wardrobes or built-in storage.

Bedroom Two

A comfortable double room overlooking the rear garden – ideal as a guest bedroom or for children.

Bedroom Three

A versatile single bedroom suitable for a nursery, study, or dressing room.

Bathroom (Ground Floor)

Contemporary and well-finished with stylish tiling, the bathroom features a full-size bath with rainfall shower over, vanity unit, WC, and a chrome towel radiator.

Rear Garden

A standout feature of the home – the generous rear garden is fully enclosed and mostly laid to lawn, offering plenty of space for family use, pets, or further landscaping. There's also a gravel seating area and side access from the front.

Front of Property

Set back from the road, the home benefits from a generous gravel driveway offering off-road parking for multiple vehicles. Neat lawn areas and well-maintained hedging add to the curb appeal of this traditional red-brick semi-detached house.

Disclaimer

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you, then please obtain professional confirmation of it.

