

FREEHOLD



House (EPC Rating: C)

COPPER BEECH CLOSE FAKENHAM NR21 8JZ

Guide price

£250,000

FEATURES

- Semi-detached family home
- Bright UPVC conservatory
- Useful ground-floor WC
- Modern shower room
- Substantial garage
- Spacious lounge
- Well-appointed fitted kitchen
- Well-proportioned bedrooms
- Generous driveway
- Patio garden



Ben Allman
Estate & Letting Agents

3 Bedroom House located in Fakenham

Situated within the popular market town of Fakenham, this well-presented three-bedroom home offers spacious and versatile accommodation arranged over two floors, complemented by a conservatory, enclosed rear garden and generous garage.

The property is approached via an entrance porch with useful utility space, leading into a welcoming entrance hall with stairs rising to the first floor and a convenient WC. The well-appointed kitchen features a range of wall and base units with work surfaces over, inset sink, eye-level double oven, gas hob and extractor, together with space for a dishwasher, fridge-freezer and a useful breakfast bar.

The generous lounge provides an excellent space for both relaxing and entertaining, with a rear-facing window and sliding patio doors opening onto the garden. The adjoining conservatory enjoys plenty of natural light through its UPVC glazing and provides further access to the garden.

Upstairs, three well-proportioned bedrooms are complemented by a modern shower room comprising WC, vanity wash hand basin and shower cubicle with tiled walls. The bedrooms offer flexibility for family living, guests or a home office.

Externally, the property benefits from a private rear garden and a substantial garage with electric roller door, providing excellent storage and parking potential.

Fakenham is a thriving market town offering a wide range of amenities, including shops, schools, medical facilities, caf  s, restaurants and regular markets. Excellent road links provide easy access to Norwich, King's Lynn and the wider Norfolk countryside, while the beautiful North Norfolk coastline is also within easy reach. Leisure facilities include a cinema, bowling, library, golf courses and Fakenham's National Hunt racecourse.

ENTRANCE PORCH

The property is welcomed by a useful entrance porch, providing an excellent transition between the outside and the main living accommodation. Double glazed windows to the front and side allow plenty of natural light, while the fitted wall and base units provide valuable additional storage. The porch also incorporates dedicated space and plumbing for both a washing machine and tumble dryer, creating a practical utility area for everyday household needs.

HALL

The entrance hall creates a welcoming first impression and provides access to the principal ground-floor accommodation. Stairs rise to the first-floor landing, while an understairs cupboard offers useful storage for coats, shoes and household essentials. A radiator ensures the space remains comfortable throughout the year.

WC

Conveniently positioned on the ground floor, the WC is ideally placed for both residents and guests. The room is fitted with a WC and wash hand basin, providing a practical and easily accessible cloakroom facility.

KITCHEN

11'3" x 9'1"

The well-equipped kitchen combines practicality with generous preparation and storage space. A comprehensive range of wall and base units is complemented by work surfaces and tiled splashbacks, with an inset sink and drainer. Integrated cooking facilities include an eye-level double oven, gas hob and extractor fan, while there is further space for a dishwasher and fridge-freezer. A useful breakfast bar provides an informal spot for morning coffee or casual dining, while the front-facing double glazed window brings natural light into the room.

SITTING/DINING ROOM

18'5" x 11'5"

The generously proportioned lounge provides a comfortable and versatile principal reception room, ideal for both relaxing and entertaining. A large rear-facing double glazed window allows natural light to fill the space, while sliding patio doors create a seamless connection with the garden. Wall lighting and a radiator complete the room, creating a warm and inviting setting for everyday family life.

CONSERVATORY

14'6" x 8'4"

The conservatory provides a valuable additional reception space and is perfectly suited to use as a secondary sitting room, dining area, garden room or entertaining space. Constructed with UPVC double glazing, the room benefits from windows to the rear and both sides, creating a bright and naturally illuminated environment. A door opens directly onto the garden, making this an ideal space for enjoying views of the outdoors throughout the year.

FIRST FLOOR LANDING

The first-floor landing provides access to all three bedrooms and the shower room. Stairs rise directly from the entrance hall, while an airing cupboard offers useful additional storage and practical household space.

PRIMARY BEDROOM

11'3" x 9'2"

The Primary bedroom is a well-proportioned double bedroom enjoying a pleasant rear aspect. The double glazed window provides an excellent source of natural light, while the radiator ensures the room remains comfortable throughout the seasons. The generous proportions allow plenty of scope for a double bed, freestanding furniture and additional storage.

BEDROOM TWO

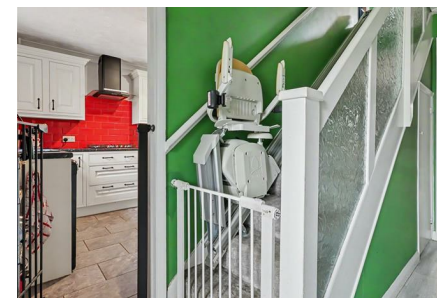
11'3" x 9'2"

Bedroom Two is another spacious bedroom, positioned to the front of the property and benefiting from a double glazed window which fills the room with natural light. The generous proportions provide flexibility for a comfortable bedroom suite, wardrobes and additional furniture, making this an excellent second double bedroom.

BEDROOM THREE

9'1" x 8'3"

Bedroom Three provides a versatile additional bedroom with a rear-facing double glazed window and radiator. The room is well suited to use as a child's bedroom, guest room, dressing room or home office, depending on the requirements of the next owner.





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SHOWER ROOM

The first-floor shower room is fitted with a practical suite comprising WC, vanity wash hand basin and shower cubicle. Tiled walls provide a clean and functional finish, while the double glazed front-facing window introduces natural light and ventilation. The room offers a convenient and well-appointed facility serving all three bedrooms.

GARAGE

16'3" x 10'3"

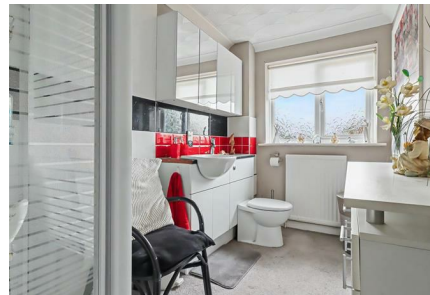
The substantial garage provides excellent additional storage and parking potential, measuring approximately 16'3" x 10'3". Electric roller doors to the front provide convenient access, while the generous internal dimensions offer ample room for a vehicle alongside additional storage, tools, bicycles and household equipment.

OUTSIDE

The property benefits from a generous driveway providing ample off-road parking for vehicles, offering excellent convenience for families and visiting guests. The gardens extend to both the rear and side of the property and are predominantly paved, creating a low-maintenance outdoor space ideal for outdoor seating, entertaining and enjoying the warmer months. The patio arrangement provides plenty of flexibility for garden furniture and creates a practical extension of the home's living space, while the side garden offers additional outdoor space and privacy.

LOCATION

Fakenham is a popular and thriving North Norfolk market town, offering an excellent selection of everyday amenities including independent shops, supermarkets, schools, medical facilities, cafés, restaurants and regular markets. The town enjoys good road links to Norwich, King's Lynn and the wider Norfolk area, while the stunning North Norfolk coastline is also within easy reach. Local leisure facilities include a cinema, bowling, library, golf courses and Fakenham's National Hunt racecourse, providing a wide range of options for both recreation and entertainment.



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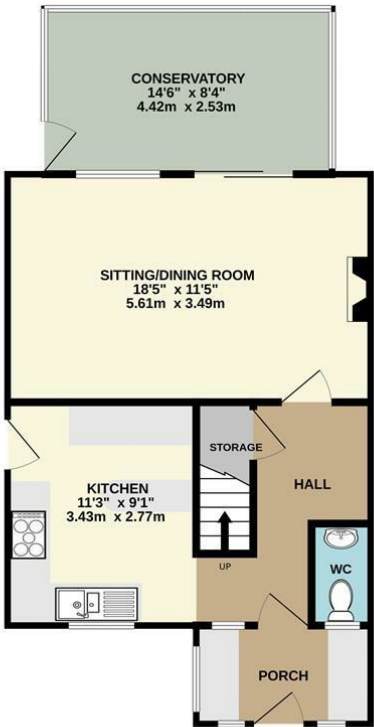
enquiries@baela.co.uk

https://www.baela.co.uk

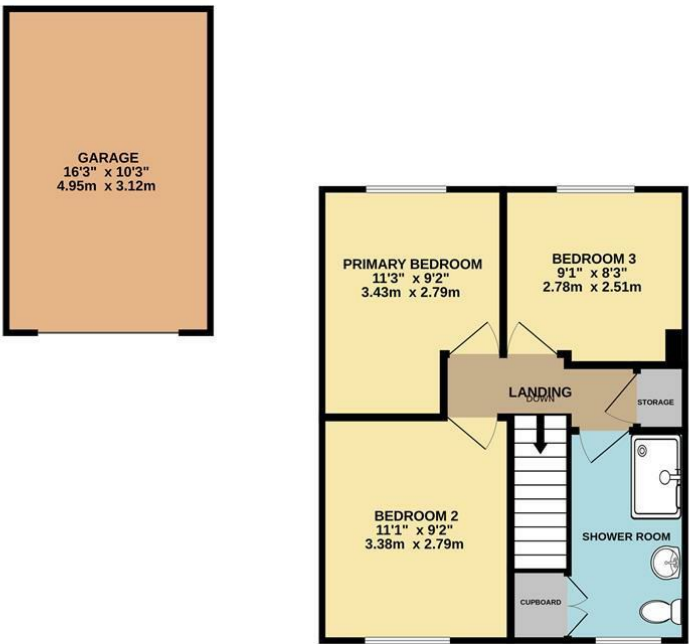
Council Tax Band

C

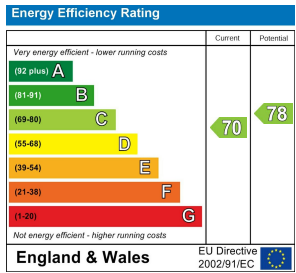
GROUND FLOOR



1ST FLOOR



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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