



THE STORY OF

Dial House

Colkirk, Norfolk

SOWERBYS



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Colkirk, Norfolk
NR21 7NQ

Detached Four-
Bedroom House

Corner Plot in Village Location

Private Garden

Recently Renovated

Modern Kitchen/Dining Room

Dual Aspect Lounge

Utility Room

Chain Free

SOWERBYS FAKENHAM OFFICE

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Sat on a generous and private plot, Dial House offers the opportunity to purchase a modern family home which has recently been renovated throughout.

This contemporary detached property offers spacious accommodation in a delightful village location. It is set back behind mature hedging providing privacy and a sense of seclusion, whilst providing ample parking.

On the ground floor, Dial House has a large dual aspect living room with French doors into the garden. Reconfigured to a more contemporary layout, there is an open plan kitchen diner which makes for the perfect space for entertaining. There is a useful utility room as well as a WC. The first floor benefits from four bedrooms, the master with an en-suite, and a main bathroom also.

With large windows to all aspects, the property feels bright and spacious. No doubt one of the most beneficial aspects of a renovated property such as this is that it provides a blank canvas for the next custodian to make this their home. Ready to move into, this practical and well designed property is offered to market with no onward chain.

The gardens which are mainly laid to lawn are private, and well screened by mature hedging. There is a garage and carport adjacent to the house also.

Dial House presents as a wonderful opportunity to purchase a contemporary home in a popular village location.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Colkirk

A HISTORIC VILLAGE IN A USEFUL LOCATION

A quiet village, Colkirk is about two miles south of Fakenham.

Dating from before the Domesday Book, the village has a church, a village hall, and a church pond - known as the 'church pit' in Norfolk dialect.

There's a thriving village school, a 'proper' village pub "The Crown" and a playing field for soccer, cricket, rounders and school sports days.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 0538-3914-7200-7264-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///foil.forklift.splits

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SOWERBYS

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for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
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Air Ambulance**

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