



13 Fairview Drive, Colkirk Fakenham NR21 7NT

welcome to

13 Fairview Drive, Colkirk Fakenham

****£400,000 - £425,000**** This sizeable, refurbished detached property extends to over 1900SQFT, has 3 reception rooms, 4 bedrooms and 3 bathrooms, a double garage and a private corner plot garden! Located in the thriving village Colkirk, just 2.5 miles from Fakenham town centre. Call now!



Entrance Hall

Understairs storage and radiator.

Lounge

21' x 13' 9" (6.40m x 4.19m)

Tv point, two radiators and uPVC window to the front and side of the property.

Dining Room

21' x 13' (6.40m x 3.96m)

Two radiators, wall lights, engineered oak floor and uPVC to the front of the property.

Kitchen

21' x 9' (6.40m x 2.74m)

Kitchen with wall and base units, boiler, space for cooker, extractor, fridge freezer and uPVC window to the front, rear and side of the property.

Conservatory

15' x 11' 5" (4.57m x 3.48m)

Engineered oak floor and uPVC door to the side of the property.

Ground Floor Bathroom

Suite comprising of WC, wash hand basin, bath, radiator and uPVC window to the rear of the property.

Landing

Skylight to the rear and uPVC window to the front of the property.

Bedroom One

15' 2" x 13' 1" (4.62m x 3.99m)

Built in bespoke wardrobes, tv point, radiator and uPVC window to the rear and side of the property.

En Suite

Suite comprising of shower, WC, wash hand basin, extractor and radiator.

Bedroom Two

12' 1" x 12' 2" (3.68m x 3.71m)

Two storage cupboards, radiator and uPVC window to the side of the property.

Bedroom Three

13' x 13' 6" max (3.96m x 4.11m max)

Tv point, radiator and uPVC window to the front of the property.

Bedroom Four

13' x 8' 8" (3.96m x 2.64m)

Radiator and uPVC window to the rear of the property.

Bathroom

Suite comprising of shower, WC, wash hand basin and uPVC window to the side of the property.

Outside

The front of the property is laid to lawn. The rear garden is completely enclosed and offers a high degree of privacy with a patio and shed with power and lights.

Double Garage

26' x 21' 2" (7.92m x 6.45m)

Double up and over roller electric doors and uPVC window to the side.



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13 Fairview Drive, Colkirk Fakenham

- GUIDE PRICE 400,000-425,000
- Detached residence - over 1900SQFT
- Three reception rooms
- Double Garage
- Corner plot garden

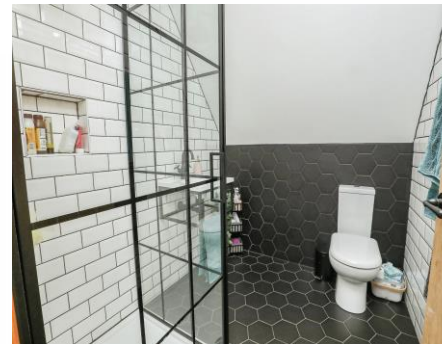
Tenure: Freehold EPC Rating: D

guide price

£400,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107568 - 0007

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