









# welcome to

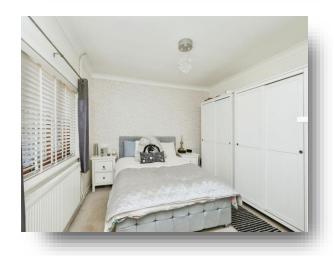
# Kilburn Dereham Road, Colkirk Fakenham

A superb three bedroom detached bungalow that boasts beautiful field views to the rear of the property. The bungalow itself is located within the popular village of Colkirk. VIEWING ESSENTIAL













#### **Entrance Porch**

Double glazed door to the side and double glazed window to the side, laminate tiles and storage cupboard.

### Lounge

11' 8" x 15' 10" ( 3.56m x 4.83m )

UPVC double glazed windows to the front and side, dual fuel burner, fitted a ceiling light, radiator and TV point.

#### Kitchen

19' 11" x 6' (6.07m x 1.83m)

Fitted kitchen with a range of wall and base units with granite worktops over and tiled splashbacks. Butler sink with drainer, plumbing and space for washing machine and dishwasher. Space for fridge, freezer and range style cooker. Vinyl floor, UPVC double glazed window to the side with patio view.

# **Dining Room**

12' 10" x 10' 10" ( 3.91m x 3.30m )

UPVC double glazed windows to the side and rear, UPVC double glazed patio doors to the rear, telephone point, wooden flooring and radiator.

#### **Bedroom One**

12' 9" x 11' 4" ( 3.89m x 3.45m )

UPVC double glazed window to the front, radiator and telephone point.

### **En Suite**

Shower cubicle, wash hand basin, WC. shower panels, radiator with towel rail, tiled floor and UPVC double glazed window to the side.

### **Bedroom Two**

10' 10" x 9' 6" ( 3.30m x 2.90m )

UPVC double glazed window to the rear, radiator.

# **Bedroom Three**

10' 9" x 6' 9" ( 3.28m x 2.06m )

UPVC double glazed window to the rear and radiator

#### **Bathroom**

P-shaped panelled bath with mixer tap, WC, wash hand basin. Part tiled walls, tiled floor, radiator with towel rail, UPVC double glazed window to the side.

## Garage

12' 6" x 5' 10" ( 3.81m x 1.78m ) Double doors, power and light

#### Garden

The property is approached by a shingle driveway providing ample off road parking for many vehicles. The front garden is mainly laid to lawn with mature shrub and tree borders. There is a storm porch with access to the outbuilding and access to the rear garden. The rear garden is beautifully presented and is mainly laid to lawn with shrubs and borders. There is a newly laid patio seating area, decked seating area and wonderful field views.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





# Kilburn Dereham Road, Colkirk Fakenham

- DETACHED BUNGALOW
- THREE BEDROOMS
- VILLAGE LOCATION
- GARDEN ROOM
- FIELD VIEWS

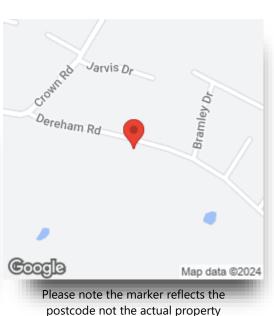
Tenure: Freehold EPC Rating: Awaited

£425,000









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01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

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