



Kilburn Dereham Road, Colkirk Fakenham NR21 7NQ

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



view this property online williamhbrown.co.uk/Property/FKM107947



welcome to

Kilburn Dereham Road, Colkirk Fakenham

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

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM107947](https://www.williamhbrown.co.uk/Property/FKM107947)



Property Ref:
FKM107947 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk