

LAUNCHING
SOON!



Trinity Green Launching on Saturday 1st November, 10am -2pm

Discover Trinity Green, Colkirk, an exclusive new development of beautifully crafted 2, 3 & 4 bedroom homes, designed to the highest standards with energy efficiency throughout. Be among the first to explore this exciting new community.

We look forward to welcoming you!

01328 864922 | Fakenham@williamhbrown.co.uk



Plot 2 Whissonsett Road, Colkirk Fakenham NR21 7NL



welcome to

Plot 2 Whissonsett Road, Colkirk Fakenham

Plot 2 - 'The Bluebell' is a spacious 3 bedroom semi-detached house which benefits from open plan living accommodation, with outstanding quality features throughout. Predicted EPC 'A' with SOLAR PV PANELS & EV charging unit.



Entrance Hall

Front door to the side, leading to the kitchen, underfloor heating and door to the stairs and door to the cloakroom.

Cloakroom

WC, underfloor heating and wash hand basin.

Kitchen

9' 2" max x 11' 8" (2.79m max x 3.56m)

Fully fitted ' Benchmarx Soho Matt Dove Grey ' Bosch ' induction hob, ' Bosch' stainless steel single oven and elica extractor hood. Integrated ' Bosch ' dishwasher & Fridge & Freezer, ceramic tiled walls, laminate trinovant oak and Velfac window to the front of the property.

Living / Dining

16' 1" max x 19' 1" (4.90m max x 5.82m)

Door the cupboard, underfloor heating, two Velfac windows to the rear of the property, large patio window and door leading onto the rear garden patio.

Landing

Door leading to the cupboard.

Bedroom One

12' 4" max x 10' 10" max (3.76m max x 3.30m max)

Door leading to the en suite and Velfac window to the rear of the property.

En Suite

Porcelanosa white suite, enclosed shower cubicle, chrome towel rail, chrome taps and Velfac window to the rear of the property.

Bedroom Two

9' 6" x 11' 10" (2.90m x 3.61m)

Velfac window to the front of the property.

Bedroom Three

7' 7" max x 9' 6" (2.31m max x 2.90m)

Velfac window to the side of the property.

Bathroom

Porcelanosa white bathroom suite, panelled bath with enclosed shower over, chrome towel rail, chrome taps and Velfac window to the rear of the property.

Outside

Landscaped front garden, side gate and path leading to the rear turfed garden, patio area, solar PV panels and EV charging point.

Specification

Kitchen

Fully fitted Benchmarx Soho Matt Dove Grey

Bosch induction hob

Bosch stainless steel single oven and Elica extractor hood

Integrated Bosch dishwasher and fridge freezer

Ceramic tiled walls | Laminate trinovant oak worktop

Karndean luxury vinyl flooring

Bathroom

Porcelanosa white bathroom suite from Urban C Range

Panelled bath with enclosed shower over

Chrome towel rail

Chrome taps

En-Suite (where applicable)

Porcelanosa white bathroom suite from Urban C Range

Enclosed shower cubicle

Chrome towel rail

Chrome taps

Plumbing and Heating

Energy efficient air source heat pump providing underfloor heating downstairs with radiators to the first floor

Interior finishes

Cormar Primo Plus carpets to the first floor

To the ground floor; Karndean luxury vinyl flooring

Velfac modern composite double glazed windows

Features

Solar PV panels

EV charging unit

Turfed rear garden

Predicted EPC rating A

Outstanding quality

The specifications listed on this page are correct and as intended at the time of going to print. Please ask for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

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The CGI's shown are for indicative purposes only and the photographs shown may be from a previous development or alternative plot on Trinity Green or within the local surrounding area.

Please note the post code for this home will be: NR21 7FA

Agents Note

Total Annual Service Charge - £287.44

Agents Note

Some photographs have been digitally enhanced and are intended to show the general style, layout, and finish of homes within this new development, due to the stage of construction.



view this property online williamhbbrown.co.uk/Property/FKM108302



welcome to

Plot 2 Whissonsett Road, Colkirk Fakenham

- SOLAR PV PANELS
- EV CHARGING UNIT
- TURFED REAR GARDEN
- THREE BEDROOMS
- 2 PARKING SPACES

Tenure: Freehold EPC Rating: Exempt

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM108302](https://www.williamhbrown.co.uk/Property/FKM108302)



Property Ref:
FKM108302 - 0002

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.

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