



7 Jarvis Drive,
COLKIRK.
NR21 7NG.

Offers sought in the region of
£400,000
Freehold

Spacious, detached modern-style Bungalow with oil centrally heated and double glazed accommodation, garage and ample parking space, set in private, mainly lawned gardens extending, in all, to about 1/3rd acre (stms).

The property is located at the end of a sought-after cul-de-sac, within easy walking distance of the Village Pub, Church, Primary School and open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

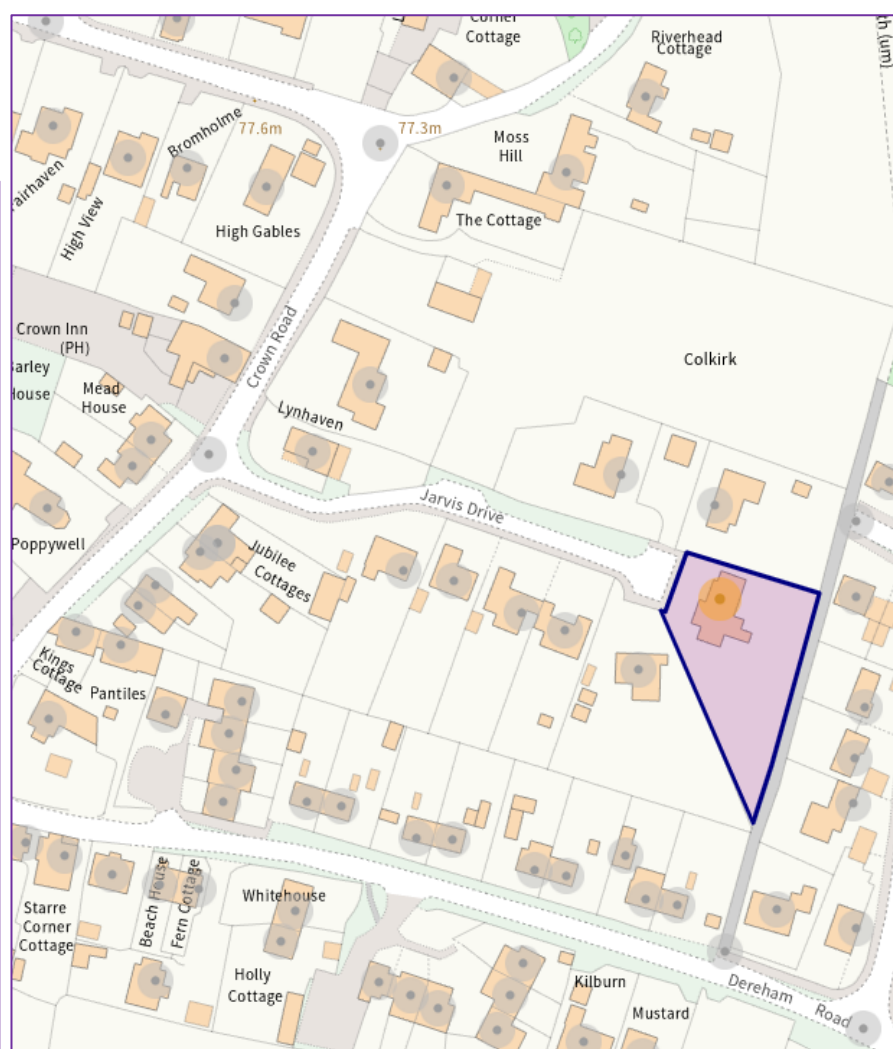
Directions: From Fakenham take the road through Hempton, and turn left at the crossroads, onto the B1146 as signposted Dereham. Turn right at 1 mile onto Market Lane, and follow the road into Colkirk, Continue past the village green, turn sharp right, and turn left opposite The Crown Public House, into Jarvis Drive. The property is at the end of the cul-de-sac, as marked by a for sale board.

Location: Colkirk is a small, rural village about 2½ miles South of the Market Town of Fakenham, and 9 miles from Dereham. The village has a primary school, church, village hall, playing field and a pleasant Village Green. Further excellent shopping, educational, sporting and leisure facilities are available in the aforementioned Towns, and the picturesque North Norfolk Coast noted for its lovely sandy beaches, marshes, cliffs, nature reserves, golf, sailing and bird watching facilities, is 13 miles distant.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: 01362 656870

Tax Band: "D".



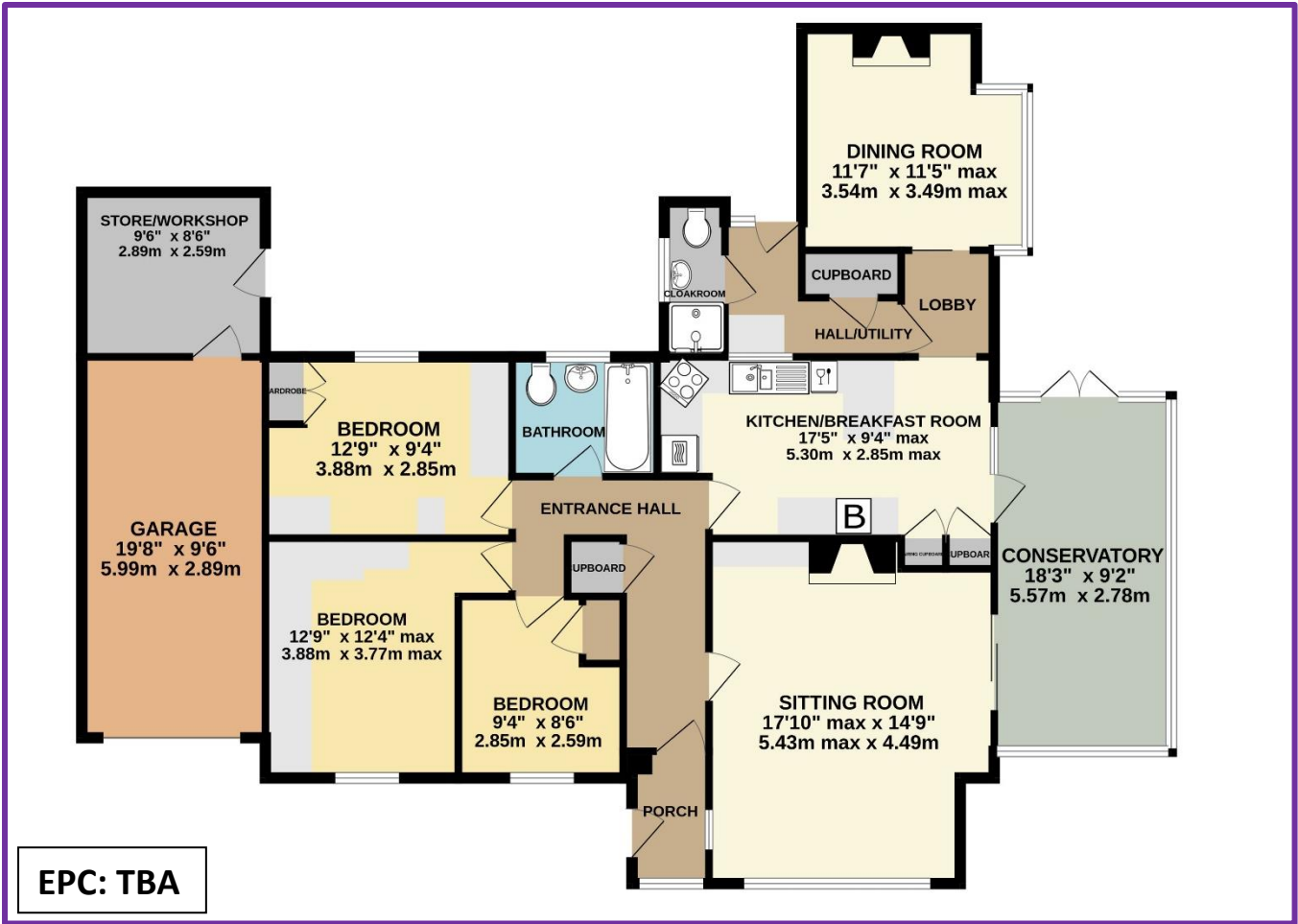
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double glazed door to;

Enclosed Entrance Porch: Leaded double glazed window. Roller blind. Tiled floor. Glazed door to;

Entrance Hall: Built-in coats cupboard with fitted shelf and hanging rail. High level cupboard. Hatch to roof space. Glazed doors to kitchen and

Sitting room: 17'10" x 14'9", (5.4m x 4.5m). Open fireplace with stone surround, ornament recesses, marble hearth and adjoining timber topped TV with recesses under. Further adjoining shelf. Oculus window to entrance porch. Leaded double glazed window overlooking the front garden. TV point. Dimmer switch. Double glazed sliding patio door to

Conservatory: 18'3" x 9'2", (5.6m x 2.8m). Double glazed roof. Electric panel heater. Tiled floor. Twin double glazed door to garden. Double glazed door with adjoining double glazed side panel and vertical blinds to;

Kitchen/Breakfast room: 17'5" x 9'4", (5.3m x 2.9m) max. 1½ bowl sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards and "Beko" dishwasher under. Built-in "NEFF" 4 ring electric hob unit with enclosed extractor hood over. Built-in oven and grill with cupboard over and drawers under. Fitted breakfast bar with cupboard and shelves under. Further fitted work top with cupboard, drawers and "Velaire" oil fired central heating boiler under. Matching range of wall mounted cupboard units with concealed lighting under. Tall appliance space with microwave space and cupboard over. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Adjoining shelved cupboard. Tiled floor. Arch to;

Lobby: Telephone point. Tiled floor. Roller blind. Half glazed door to rear hall/utility. Folding door to;

Dining room: 11'7" x 11'5", (3.5m x 3.5m). Mock brick fireplace with tiled hearth, and arched side recess with fitted shelves. TV point. Vertical blinds.

Rear Hall/Utility: Fitted shelf with appliance space and plumbing for washing machine under. Built-in shelved cupboard. Double glazed door to outside.

Shower/Cloakroom: Tiled shower cubicle with folding glass screen doors and "Bristan" fitting. Hand basin with tiled splashback. Low level WC. "Glen" wall mounted electric convector heater. Tiled floor. Roller blind.

Bedroom 1: 12'9" x 12'4", (3.9m x 3.8m) max. Range of fitted wardrobe cupboards bedside cabinets, high level cupboards, shelves and chest of drawers. Leaded double glazed window with fitted roller blind.

Bedroom 2: 12'9" x 9'4", (3.9m x 2.9m). Fitted double wardrobe cupboard with mirror doors and adjoining chest of drawers. Further double wardrobe, bedside cabinets and shelves.

Bedroom 3: 9'4" x 8'6", (2.9m x 2.6m). Built-in wardrobe, fitted shelves and high level cupboards. Leaded double glazed window with fitted roller blind.

Fully tiled Bathroom: White suite of panelled bath with mixer tap/shower and tiled surround. Hand basin with mixer tap and tiled splashback. Low level WC. Wall mounted electric convector heater. Fitted cupboard with shaver point. Roller blind.

Outside: To the front of the property is a brick weave drive providing ample off street parking and leading to an attached Garage, 19'8" x 9'6", (6.0m x 2.9m), with electric roller entrance door, concrete floor, electrical connection and adjoining Store/Workshop, 9'6" x 8'6", (2.9m x 2.6m), with electrical connection and door to outside.

There is a mainly lawned front garden with low retaining wall and flower and shrub borders. The garden extends to the side and rear, where there are further lawns, a paved patio area and well stocked, mature flower and shrub beds. To the rear is an aluminium framed Greenhouse, 12'0" x 8'0", (3.6m x 2.4m), with grape vine. A further area of garden extends to the South from where there is shared pedestrian access leading to Dereham Road.

The gardens extend, in all, to about 1/3rd acre (stms).

