



Plot 1 Whissonsett Road, Colkirk, Fakenham, NR21 7NL

welcome to

Plot 1 Whissonsett Road, Colkirk, Fakenham

The Bluebell (Plot 1) Enjoy modern, open-plan living in this stunning 3-bedroom semi-detached home. Meticulously finished with premium fixtures, including flooring throughout, integrated Bosch appliances & eco-friendly essentials like solar panels, Air source heating & EV charging point. *A rated!*



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 ' Benchmarkx 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 Benchmarkx 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.

Location

The Charm of Colkirk

Positioned just two miles from the bustling market town of Fakenham, Colkirk is a village steeped in history-predating even the Domesday Book. Living here means joining a vibrant community with:

The Crown: A classic, "proper" village pub at the center of social life.

Active Lifestyle: A dedicated playing field hosting everything from cricket and football to school sports days.

Education & Community: A thriving local primary school and a busy village hall.

Agents Note

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.

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. Some photographs may have been digitally dressed and are intended to show the general style, layout, and finish of homes within this new development. Total Annual Service Charge - £340.12.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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



view this property online williamhbrown.co.uk/Property/FKM108664



welcome to

Plot 1 Whissonsett Road, Colkirk, Fakenham

- **** READY TO MOVE INTO **** Modern Layout: 3-bedroom semi-detached home with an en-suite master & family bathroom.
- Premium Kitchen: Fully fitted Dove Grey cabinetry and dedicated utility
- An exclusive collection of 2, 3, and 4-bedroom homes crafted for superior efficiency & style
- Luxury Finishes: Ground-floor underfloor heating and Karndean timber-effect flooring
- Education & Community: A thriving local primary school and a busy village hall

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108664



Property Ref:
FKM108664 - 0013

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