



Derwen, Colkirk
Guide Price £460,000

BELTON DUFFEY



DERWEN, WHISSONSETT ROAD, COLKIRK, NORFOLK, NR21 7NL

A spacious 3 bedroom detached bungalow with a superb garden room, 0.3 acre landscaped gardens (sts) with extensive driveway parking, garage and studio building.

DESCRIPTION

Derwen is a rare opportunity to purchase a detached bungalow situated on a good sized plot measuring approximately 0.3 acre (subject to survey) on the edge of the popular and conveniently located rural village of Colkirk. There is spacious well laid out living accommodation comprising an entrance hall, kitchen with a separate utility area, dining room, sitting room and snug. The hub of the house however is a superb bright and airy garden room extension with 2 walls of windows overlooking the gardens and a large roof lantern. There are also 3 bedrooms, a bathroom and shower room.

Further benefits include UPVC double glazed windows and doors throughout, oak veneer internal doors and oil-fired central heating installed.

Outside, there is an extensive gravelled driveway providing parking for several cars and leading to a detached garage. The gardens and grounds amount to approximately 0.3 acre (subject to survey) and are mainly west facing. Beautifully landscaped into several distinct zones, with a useful detached timber garden studio building, currently providing an insulated home office.

SITUATION

Colkirk is an active rural village, approximately 2 1/2 miles from the busy popular market town of Fakenham with all of its amenities such as health facilities, schools and sixth form college, churches, a cinema, library, restaurants, public houses, major supermarkets, traditional food shops, and markets. There is also a racecourse and garden centre close by in the village of Hempton.

Colkirk has a variety of period and modern properties and offers a village primary school, a country public house, village hall, church and a traditional village green with a small well equipped play area. There is also a large recreation field and allotments. The north Norfolk coast is approximately 12 miles away with its large sandy beaches and small coastal villages with a variety of recreational facilities.

PORCH

An open fronted storm porch leading from the front of the property with windows to the sides and a glazed UPVC door leading into:

ENTRANCE HALL

L-shaped entrance hall with space for coat hooks, 2 radiators and loft hatch.

SITTING ROOM

4.31m x 3.49m (14' 2" x 11' 5")

Feature fireplace currently housing an electric stove on a stone hearth, radiator, picture rail and a wide window to the front.



KITCHEN

4.31m x 2.95m (14' 2" x 9' 8")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit with a water softener and mixer tap also providing boiling water, tiled splashbacks. Integrated appliances including a double oven, ceramic hob with an extractor hood over, spaces and plumbing for a dishwasher, washing machine and fridge. Ceiling spotlights, 2 windows to the conservatory and a door leading into:

UTILITY AREA

1.84m x 1.56m (6' 0" x 5' 1")

Spaces for white goods, wall cupboard, skylight window, door to the bathroom and an opening to the garden room.

BATHROOM

3.29m x 1.40m (10' 10" x 4' 7")

A white suite comprising a jacuzzi bath with a shower mixer tap, pedestal wash basin and WC. Airing cupboard housing the hot water cylinder, white towel radiator, recessed ceiling lights, extractor fan and a rooflight window.

GARDEN ROOM

8.00m x 3.68m (26' 3" x 12' 1")

An impressive bright and airy garden room with double aspect windows overlooking the gardens to the side and rear and a large roof lantern. Plenty of space for sofas and a breakfast table and chairs etc, recessed ceiling lights, 2 electric radiators, glazed double doors to the dining room and patio doors to the side and rear leading outside to the garden.

DINING ROOM

3.13m x 2.77m (10' 3" x 9' 1")

Radiator, recessed ceiling lights, window overlooking the rear garden and a wide opening to:

SNUG

3.88m x 2.95m (12' 9" x 9' 8")

Flexible space with a radiator, door to the entrance hall and an archway leading into:

INNER HALLWAY

Recessed ceiling lights and doors to bedrooms 1 and 3.

BEDROOM 1

3.99m x 3.97m (13' 1" x 13' 0")

2 built-in wardrobe cupboards, radiator, recessed ceiling lights. UPVC French doors with glazed panels to the sides leading outside onto a paved terrace to the front of the property and the garden beyond.



BEDROOM 2

4.28m x 3.49m (14' 1" x 11' 5")

Extensive range of fitted wardrobe cupboards, radiator, picture rail and a window to the front.

BEDROOM 3

3.98m x 3.29m (13' 1" x 10' 10") at widest points.

Radiator and UPVC French doors leading outside onto a gravelled terrace and the rear garden beyond.

SHOWER ROOM

2.04m x 1.76m (6' 8" x 5' 9")

A white suite comprising a shower cubicle with a chrome mixer shower and a vanity storage unit incorporating a wash basin and a concealed cistern WC. Chrome towel radiator, recessed ceiling lights, extractor fan and a window with obscured glass.

OUTSIDE

Derwen is set well back from the road behind a mature hedged front boundary with double timber gates opening onto an extensive gravelled driveway providing parking for several vehicles and leading to the detached garage. A paved walkway with outside lighting leads through well stocked plant beds to the front entrance porch with a lawned garden to the side with perimeter and central borders and fenced boundaries. The walkway continues to a paved terrace opening out from bedroom 1 and further to the side of the property where there is a trellis screened area with a greenhouse, large fruit cage and vegetable growing beds.

The mains gardens are a delight being west facing and have been beautifully landscaped comprising shaped lawns with well stocked plant beds. An extensive paved terrace opens out from the garden room with space for a dining table and chairs, BBQ etc with a pathway leading through a pergola to the garden studio building. To the south, there is a further paved and gravelled garden with 2 ponds, workshop, shed and pedestrian access to the garage and boiler room.

In all, the gardens and grounds amount to approximately 0.3 acre (subject to survey).

GARDEN STUDIO

6.36m x 3.36m (20' 10" x 11' 0")

Timber built and insulated garden studio building currently used as a home office with power and light, 2 windows and a partly glazed UPVC door to the front.

GARAGE

5.24m x 3.08m (17' 2" x 10' 1")

Up and over door to the front, power and light, window to the rear and a pedestrian door to the side.



DIRECTIONS

Leave Fakenham on the B1146 heading towards Dereham and take the first right-hand turning signposted Byway to Colkirk, continuing up the hill and on into the village. Pass The Crown public house and take the second left onto Whissonsett Road.

Derwen is the last property on the right, just before the road bends round to the left, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band D.

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

TENURE

This property is for sale Freehold.

VIEWING

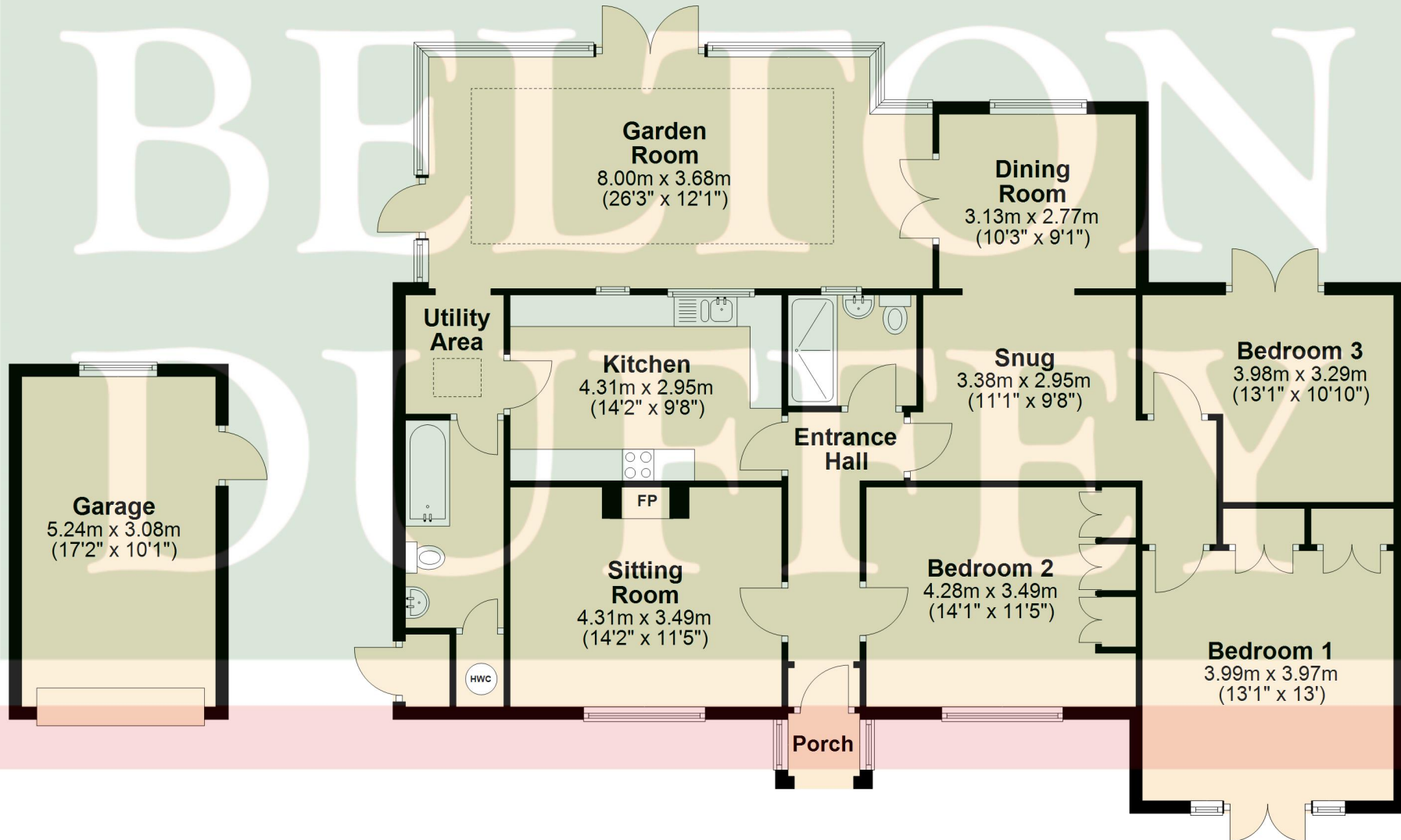
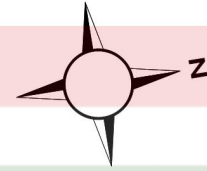
Strictly by appointment with the agent.



Garden Studio
6.36m x 3.36m
(20'10" x 11')

Ground Floor

Approx. 186.4 sq. metres (2006.9 sq. feet)



Total area: approx. 186.4 sq. metres (2006.9 sq. feet)



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