



13 Fairview Drive, Colkirk
Guide Price £475,000

BELTON DUFFEY



13 FAIRVIEW DRIVE, COLKIRK, NORFOLK, NR21 7NT

A large 4 bedroom, 3 bathroom detached family house with a double garage, conservatory and good sized gardens. No onward chain.

DESCRIPTION

13 Fairview Drive is a significantly extended detached family house situated in a prominent corner plot position right in the heart of the popular rural village of Colkirk. The current owners have carried out an extensive programme of improvements but the property does require some finishing off giving the new owners the opportunity to put their own stamp on it. Works carried out include the installation of a new oil-fired central heating system with a Nest thermostat and contemporary radiators, smooth plastered ceilings and the creation of a luxury principal bedroom suite with a dressing area and shower room.

The spacious ground floor accommodation is flexible and comprises an entrance hall, kitchen/breakfast room, large dining room, sitting room, conservatory and a ground floor bathroom. Upstairs, a large L-shaped landing has room for freestanding furniture/desk and chair etc and doors to the 4 bedrooms and a shower room. Further benefits include UPVC double glazed windows and doors throughout and oak panelled internal doors.

Outside, there is a lawned garden to the front, a good sized rear garden and a large double garage which is attached to the property and lends itself to the safe storage of large vehicles, classic cars etc with ample room for a workshop area.

13 Fairview Drive is being offered for sale with no onward chain.

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.

ENTRANCE HALL

A partly glazed UPVC door with glazed panels to the sides leads from the front of the property into the entrance hall with staircase to the first floor landing and a storage cupboard under. Doors to the kitchen/breakfast room, dining room and ground floor bathroom.



KITCHEN/BREAKFAST ROOM

6.39m x 2.75m (21' x 9')

A range of contemporary gloss base and wall units with laminate worktops incorporating a stainless steel sink with a chrome swan neck mixer tap, tiled splashbacks. Range cooker with a stainless steel extractor hood over, space and plumbing for a dishwasher, space for a freestanding fridge freezer. Room for a breakfast table and chairs, radiator, laminate flooring. 4 triple aspect windows to the side, front and rear and a partly glazed UPVC door leading outside to the rear garden.

DINING ROOM

6.38m x 3.97m (20' 11" x 13')

A good sized flexible reception room with a window to the front and partly glazed oak double doors to the conservatory. 2 vertical radiators, wall lights and an opening to the sitting room.

CONSERVATORY

4.27m x 3.27m (14' x 10' 9")

UPVC double glazed windows on a low brick wall with a polycarbonate roof, radiator, laminate flooring, door to the double garage and French doors leading outside to the rear garden.

SITTING ROOM

6.36m x 4.23m (20' 10" x 13' 11")

Another good sized reception room with 2 radiators and double aspect windows to the front and side.

GROUND FLOOR BATHROOM

2.28m x 1.89m (7' 6" x 6' 2")

Panelled bath, vanity storage unit incorporating a round wash basin, WC, tiled splashbacks, chrome towel radiator, recessed ceiling lights and extractor fan. Window to the rear with obscured glass.

FIRST FLOOR LANDING

7.38m x 2.67m (24' 3" x 8' 9") at widest points.

A spacious L-shaped landing with space for freestanding furniture/desk and chair etc. Shelved storage cupboard, loft hatch, radiator, recessed ceiling lights, window to the front and a Velux window to the rear. Doors to the 4 bedrooms and shower room.

BEDROOM 1

4.16m x 4m (13' 8" x 13' 1") excluding dressing area.

2 radiators, double aspect windows overlooking the rear garden. Open plan to:



DRESSING AREA

Fitted triple wardrobe cupboard, contemporary ceiling spotlights and a door leading into:

EN SUITE SHOWER ROOM

2.15m x 1.92m (7' 1" x 6' 4")

A luxury suite comprising a shower cubicle with a traditional mixer shower, contemporary wall mounted wash basin and WC. Tiled floor and walls, dark grey towel radiator, recessed ceiling lights and extractor fan.

BEDROOM 2

3.88m x 3.71m (12' 9" x 12' 2")

Radiator, access to eaves and a window to the side.

BEDROOM 3

4.16m x 3.96m (13' 8" x 13' 0") at widest points.

Radiator and a window to the front.

BEDROOM 4

3.97m x 2.61m (13' 0" x 8' 7")

Radiator and a window to the front.

BATHROOM

2.62m x 2.01m (8' 7" x 6' 7")

Shower cubicle with an electric shower, pedestal wash basin, WC, tiled splashbacks, vinyl flooring, plumbing for a radiator and a window to the side with obscured glass.

OUTSIDE

The property stands at the top of the cul-de-sac in a prominent corner plot position set back from the road behind a lawned front garden with a concrete pathway leading to the front door. The double garage is to side of the property and there is also scope to create driveway parking to the side (subject to the necessary permissions).

Tall timber pedestrian gates lead from both sides of the property to the good sized rear garden. The garden is lawned with fenced and walled boundaries, a large timber summer house (3.60m x 3.60m (11' 10" x 11' 10")) with a decked seating area to the side, timber garden shed, outside tap and concrete pathway. To the side of the property, there is a small lawned area with space for the storage of refuse bins and where the oil tank is situated.



DOUBLE GARAGE

7.76m x 6.38m (25' 6" x 20' 11")

2 electric up and over doors to the front with a connecting door to the house leading into the conservatory. Oil-fired boiler and hot water cylinder, spaces and plumbing for a washing machine and tumble dryer, 2 windows to the rear and a window to the side.

DIRECTIONS

Proceed out of Fakenham over the bridge into Hempton and take the first turning on the left signposted B1146 to Dereham. Pass the racecourse on your left and after approximately 1/2 mile take the first turning right into Colkirk. Proceed along this road up the hill into the village and bear left at the bend in the road by the village green. You will see the property a little further up on the left, on the corner with Fairview Drive.

OTHER INFORMATION

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

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

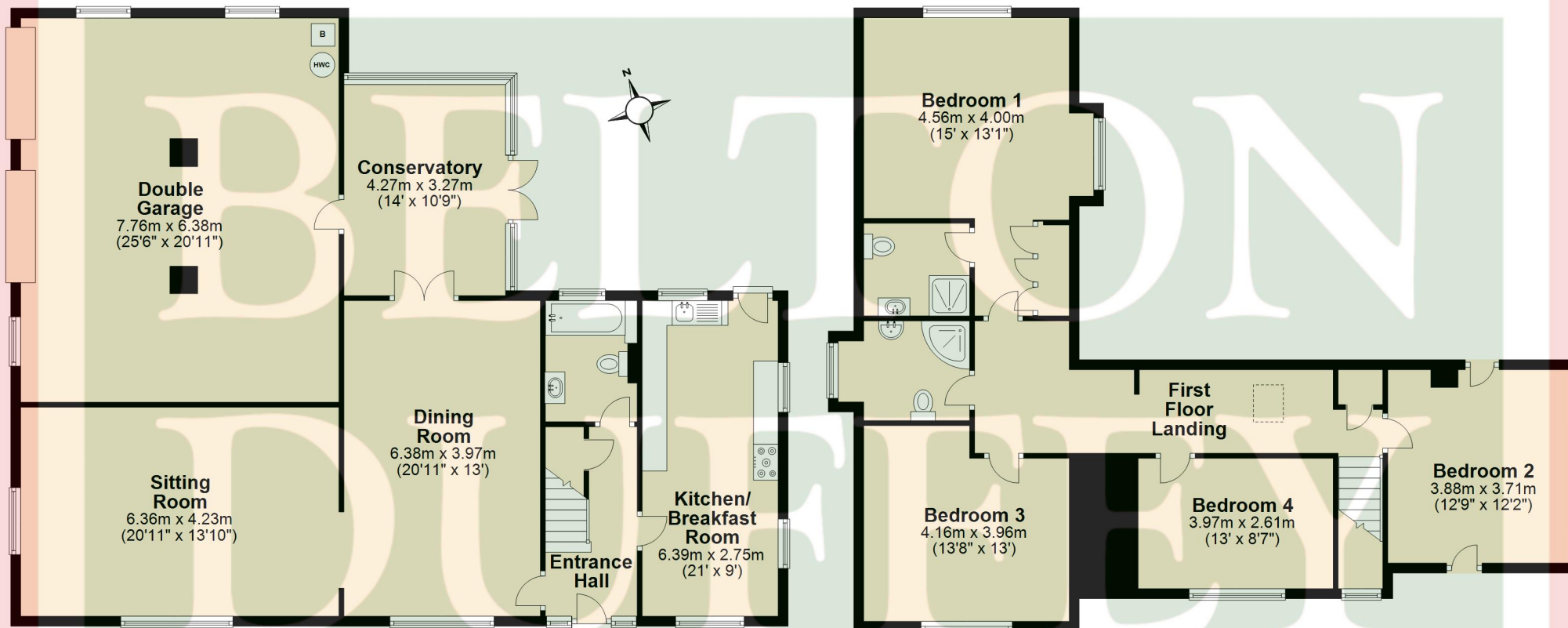
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Double Garage
7.76m x 6.38m
(25'6" x 20'11")

Conservatory
4.27m x 3.27m
(14' x 10'9")

Sitting Room
6.36m x 4.23m
(20'11" x 13'10")

Dining Room
6.38m x 3.97m
(20'11" x 13')

**Kitchen/
Breakfast Room**
6.39m x 2.75m
(21' x 9')

Entrance Hall

Bedroom 1
4.56m x 4.00m
(15' x 13'1")

Bedroom 3
4.16m x 3.96m
(13'8" x 13')

First Floor Landing

Bedroom 4
3.97m x 2.61m
(13' x 8'7")

Bedroom 2
3.88m x 3.71m
(12'9" x 12'2")

Ground Floor
Approx. 148.2 sq. metres (1595.1 sq. feet)

First Floor
Approx. 97.0 sq. metres (1044.4 sq. feet)

Total area: approx. 245.2 sq. metres (2639.5 sq. feet)

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