



4 The Cottages, Colkirk
Guide Price £440,000

BELTON DUFFEY



4 THE COTTAGES, DEREHAM ROAD, COLKIRK, NORFOLK, NR21 7NH

A superbly presented period 4 bedroom, 2 bathroom cottage with a conservatory, garage/workshop and attractive gardens.

DESCRIPTION

4 The Cottages is a charming semi detached character cottage situated set well back from the road on the edge of the popular rural village of Colkirk. The property has driveway parking to the front with an integral garage/workshop and delightful landscaped cottage gardens to the front and rear.

There is superbly presented ground floor living accommodation comprising an entrance porch, sitting room, kitchen/breakfast room with a separate utility/cloakroom, dining room and a conservatory which overlooks the rear garden. Upstairs, the landing leads to the principal bedroom with an en suite shower room, 3 further bedrooms and a well appointed family bathroom. Further benefits include double-glazed windows, pine internal latch doors, oak flooring in the sitting room, exposed floorboards upstairs and oil-fired central heating with wood burning stoves in the sitting room and dining room.

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 PORCH

1.96m x 1.17m (6' 5" x 3' 10")

A partly glazed door leads from the front of the property into the entrance porch with a quarry tiled floor and space for coat hooks and shoe storage. Window to the front and a glazed door leading into:

SITTING ROOM

4.46m x 4.33m (14' 8 x 14' 2)

Red brick fireplace housing a Stovax multifuel stove on a pamment tiled hearth, 2 radiators, solid oak flooring and fitted display shelves. Window to the front and a door leading into:



DINING ROOM

4.47m x 4.41m (14' 8" x 14' 6")

Red brick fireplace housing a Hunter wood burning stove on a pamment tiled hearth, radiator. Staircase to the first floor landing, laminate flooring, shelved storage cupboard, window to the front and a small period window to the kitchen/breakfast room. Opening to:

INNER HALL

Exposed ceiling beams, laminate flooring and doors to the kitchen/breakfast room and utility/cloakroom.

UTILITY/CLOAKROOM

2.46m x 1.5m (8' 1" x 4' 11")

Cream base cupboard with a wood block worktop incorporating a butler sink, tiled splashbacks. WC, space and plumbing for a washing machine with shelf above, ceramic tiled floor and splashbacks, radiator, extractor fan and a window to the rear with obscured glass.

KITCHEN/BREAKFAST ROOM

6.18m x 3.64m (20' 3" x 11' 11") at widest points.

An impressive bright and airy kitchen/breakfast room with a partly glazed ceiling, window overlooking the rear garden and a glazed door leading into the conservatory. Range of painted base units with wood block worktops incorporating a butler sink, tiled splashbacks. Bosch electric oven, ceramic hob and Rayburn range cooker providing heating and hot water, microwave shelf.

Corner cupboard, display recessed and fitted display shelves, alcove with space for a fridge/freezer, corner cupboard, laminate flooring, recessed ceiling lights, extractor fan, chrome towel radiator. Room for a breakfast table and chairs.

CONSERVATORY

3.69m x 2.64m (12' 1" x 8' 8")

Timber construction with double glazed windows on a low brick wall and a glass roof. Laminate flooring, radiator, wall lights and French doors leading outside to the rear garden. Connecting door to the workshop and garage.

FIRST FLOOR LANDING

Exposed pine floorboards, beamed ceiling, skylight window and radiator.

BEDROOM 1

3.66m x 3.21m (12' 0" x 10' 6")

Exposed pine floorboards, radiator, window to the front and a door leading into:



EN SUITE SHOWER ROOM

2.68m x 2.6m (8' 10" x 8' 6")

A suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled splashbacks, shaver point and light, extractor fan, airing cupboard housing the hot water cylinder, radiator, exposed pine floorboards. Window to the rear.

BEDROOM 2

3.60m x 3.22m (11' 10 x 10' 7)

Exposed pine floorboards, radiator, loft hatch and a window to the front.

BEDROOM 3

3.52m x 2.42m (11' 7 x 7' 11)

Currently used as a study with exposed pine floorboards, radiator and a window to the front.

BEDROOM 4

2.72m x 2.6m (8' 11" x 8' 6")

Radiator, display recess and a window overlooking the rear garden.

BATHROOM

2.59m x 3.31m (8' 6 x 10' 10)

A white suite comprising a panelled bath, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled splashbacks, partly timber panelled walls, traditional radiator with integral towel rail, display recess over bath, extractor fan and a feature brick and flint panel.

Exposed pine floorboards and a window to the rear.

OUTSIDE

4 The Cottages is approached through a 5 bar gate onto a gravelled driveway providing parking for up to 3 vehicles and leading to the attached garage. A gravelled and paved pathway leads to the front door with the front garden hedged to the side boundaries with a lawn, perimeter and raised borders, outside light.

A gravelled pathway to the side of the cottage leads through a picket gate to the delightfully landscaped rear garden. The garden comprises an extensive paved terrace and a neat lawn with hedged and fenced boundaries. Well stocked perimeter borders, timber shed, outside tap and lighting, screened oil storage tank.



GARAGE/WORKSHOP

WORKSHOP AREA - 2.25m x 2.66m (7' 4 x 9' 5)

Partly glazed door leading outside to the side of the property and a connecting door to the conservatory. Opening into:

GARAGE - 5.26m x 2.86m (17' 3 x 9' 5)

Up and over door to the front, power and light.

DIRECTIONS

Take the B1146 heading towards Dereham. Take the first right signposted 'Byway to Colkirk'. Proceed up the hill into the village passing The Crown public house on the right. Turn left into Dereham Road, where the property will be found further up on the left-hand side.

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 E.

TENURE

This property is for sale Freehold.

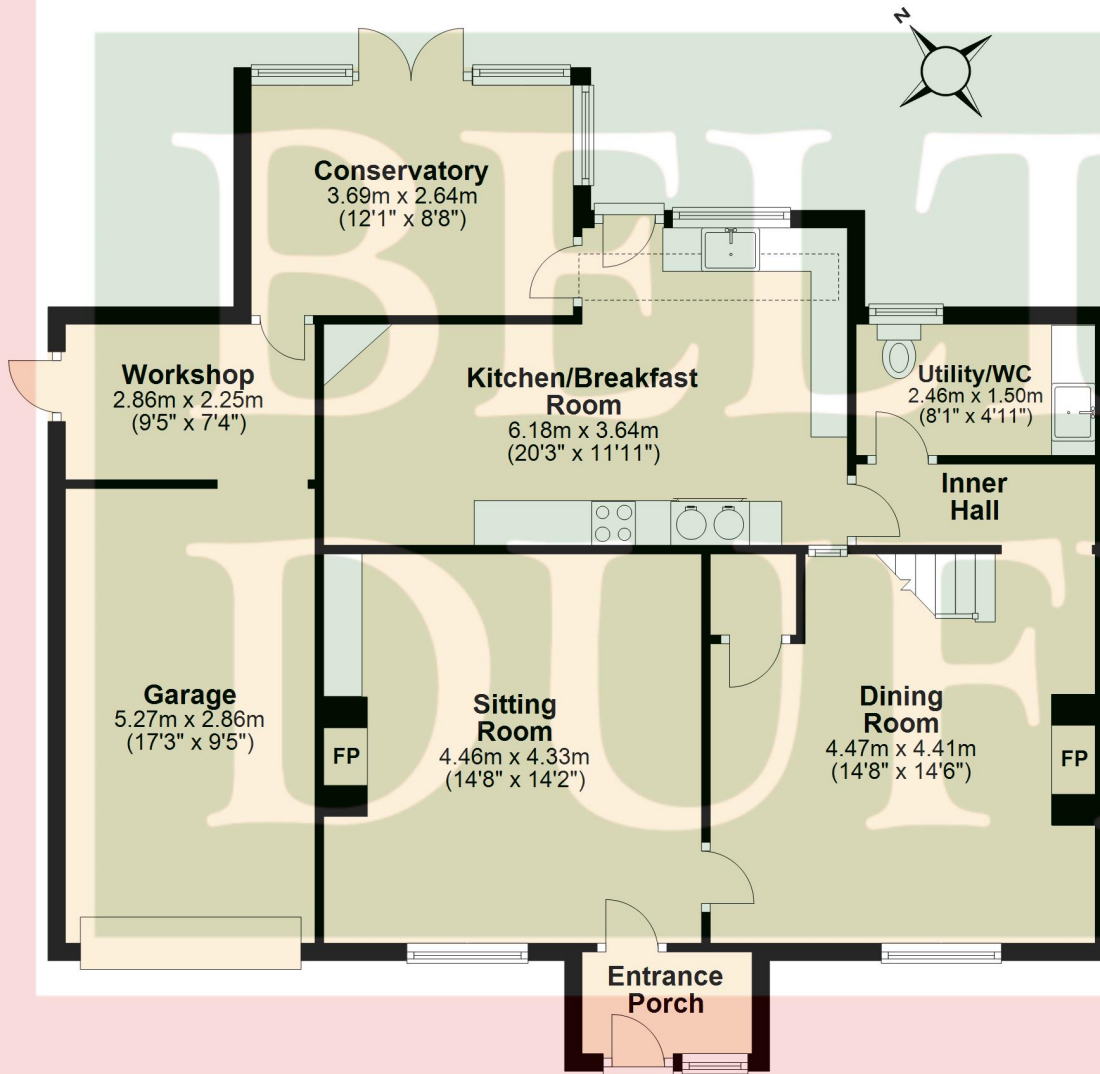
VIEWING

Strictly by appointment with the agent.



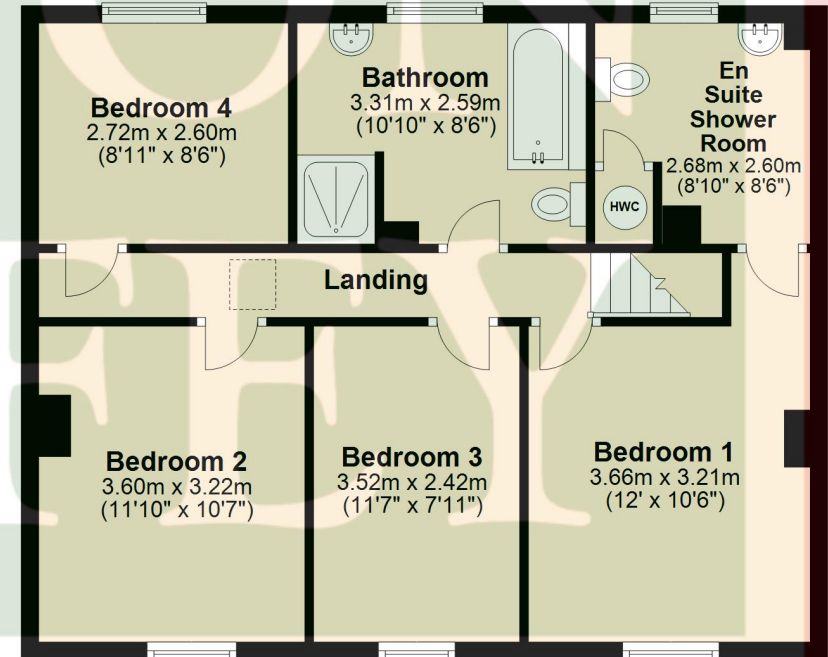
Ground Floor

Approx. 101.4 sq. metres (1091.7 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 163.6 sq. metres (1760.6 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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