



Ponds Reach, Colkirk
Guide Price £490,000

BELTON DUFFEY



PONDS REACH, DEREHAM ROAD, COLKIRK, NORFOLK, NR21 7NQ

A spacious 3/4 bedroom, 2 bathroom detached family house with driveway parking, garage, south westerly facing gardens and countryside views.

DESCRIPTION

Ponds Reach is an attractive detached family house situated close to the edge of the popular and conveniently located rural village of Colkirk with fine far reaching views from the upstairs rooms over neighbouring countryside. The property has spacious well laid out ground floor accommodation comprising a porch, reception hall, cloakroom, kitchen/dining room with a separate utility room, sitting room and a good sized garden room. Upstairs, a galleried landing leads to a principal bedroom with an en suite shower room, 3 further bedrooms (1 currently used as a hobbies room) and a family bathroom.

There is also the benefit of UPVC double glazed windows and doors (replaced in 2022), oil-fired central heating, pine 4 panel internal doors and solid oak flooring to the ground floor.

Outside, a brick cobbled driveway provides parking for several cars with an attached garage and a beautifully landscaped south westerly facing garden to the rear.

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

1.35m x 1.18m (4' 5" x 3' 10")

A partly glazed composite door leads from the driveway to the front of the property into the porch with vinyl flooring, windows to both sides and recessed ceiling lights. Glazed oak door leading into:

RECEPTION HALL

Staircase leading up to the first floor landing, understairs storage cupboard, solid oak flooring, radiator and a window to the front. If required, the existing stairlift can be removed before completion of contracts.



CLOAKROOM

1.83m x 1.22m (6' 0" x 4' 0")

Pedestal wash basin, WC, solid oak flooring, radiator, extractor fan and a window to the side with obscured glass.

KITCHEN/DINING ROOM

5.65m x 3.89m (18' 6" x 12' 9")

A good sized focal point of the house with solid oak flooring and recessed ceiling lights. Comprising:

KITCHEN AREA - A range of painted base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit with chrome mixer tap, tiled splashbacks. Brick fireplace housing a dark blue oil-fired Aga with a tiled splashback, further electric double oven with hob (included in sale). Integrated dishwasher, space for a freestanding fridge freezer (the existing Gorenje appliance is available by separate negotiation), window overlooking the rear garden.

DINING AREA - Room for a dining table and chairs and sofa etc, radiator, French doors leading outside to the rear garden, door to the entrance hall and glazed double doors to the sitting room.

SITTING ROOM

6.96m x 3.67m (22' 10" x 12')

Another impressive room with a red brick fireplace with a pamment tiled hearth, 2 radiators, TV and telephone points. Window to the front, door to the entrance hall and timber French doors with glazed panels to the sides leading into:

GARDEN ROOM

4.39m x 3.42m (14' 5" x 11' 3")

Painted timber double glazed windows on a low brick wall with a 'Guardian Warm Roof', 2 wall convector heaters, recessed ceiling lights, tiled floor and French doors leading outside to the rear garden.

UTILITY ROOM

2.82m x 1.63m (9' 3" x 5' 4")

Laminate worktop incorporating a stainless steel sink unit with chrome mixer tap, tiled splashbacks. Space and plumbing for a washing machine, Grant oil-fired combi boiler, radiator, extractor fan, window to the front and a partly glazed UPVC stable door leading outside to the driveway to the side of the property.

FIRST FLOOR LANDING

Galleried first floor landing with a large cupboard with airing shelves and louvre double doors. Radiator, window to the front and doors to the 4 bedrooms and family bathroom.



BEDROOM 1

3.85m x 2.83m (12' 8" x 9' 3")

Dormer window overlooking the rear garden with countryside views beyond, radiator and a door leading into:

EN SUITE SHOWER ROOM

2.30m x 0.96m (7' 7" x 3' 2")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and walls, chrome towel radiator, shaver point, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.79m x 3.67m (12' 5" x 12')

Dormer window overlooking the rear garden with countryside views beyond, radiator, TV and telephone points. Hatch to the boarded loft with a drop down ladder.

BEDROOM 3

3.67m x 3.07m (12' x 10' 1") at widest points.

Dormer window to the front, radiator.

BEDROOM 4/STUDY

2.84m x 2.73m (9' 4" x 8' 11")

Currently used as a hobbies room with a dormer window overlooking the rear garden with countryside views beyond, radiator.

FAMILY BATHROOM

2.99m x 1.66m (9' 10" x 5' 5")

A white suite comprising a shaped bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Tiled floor and splashbacks, chrome towel radiator, shaver point, extractor fan and a dormer window to the front with obscured glass.



OUTSIDE

Ponds Reach is set back from the road behind a picket fence with double 6 bar gates opening onto a driveway to the side leading to a brick cobbled forecourt providing parking for several cars and leading to the attached garage and the front porch with outside lighting. There is a small lawn to the side with shrub beds and fenced boundaries to the sides.

A tall pedestrian gate to the side of the property leads to the beautifully landscaped south westerly facing rear garden which backs onto countryside. The garden comprises a paved terrace opening out from the conservatory and kitchen/dining room with brickweave pathways beyond meandering through well stocked plant and shrub beds with a central lawn. The pathway continues to the end of the garden where there is a gravelled garden with a paved terrace and a small garden pond. Fenced boundaries, outside tap and lighting, timber garden shed, plastic oil storage tank and pedestrian access to the garage.

GARAGE

5.20m x 2.68m (17' 1" x 8' 10")

Attached garage with an up and over door to the front, power and light, window and a pedestrian door to the rear garden.

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 right-hand side.

OTHER INFORMATION

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

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

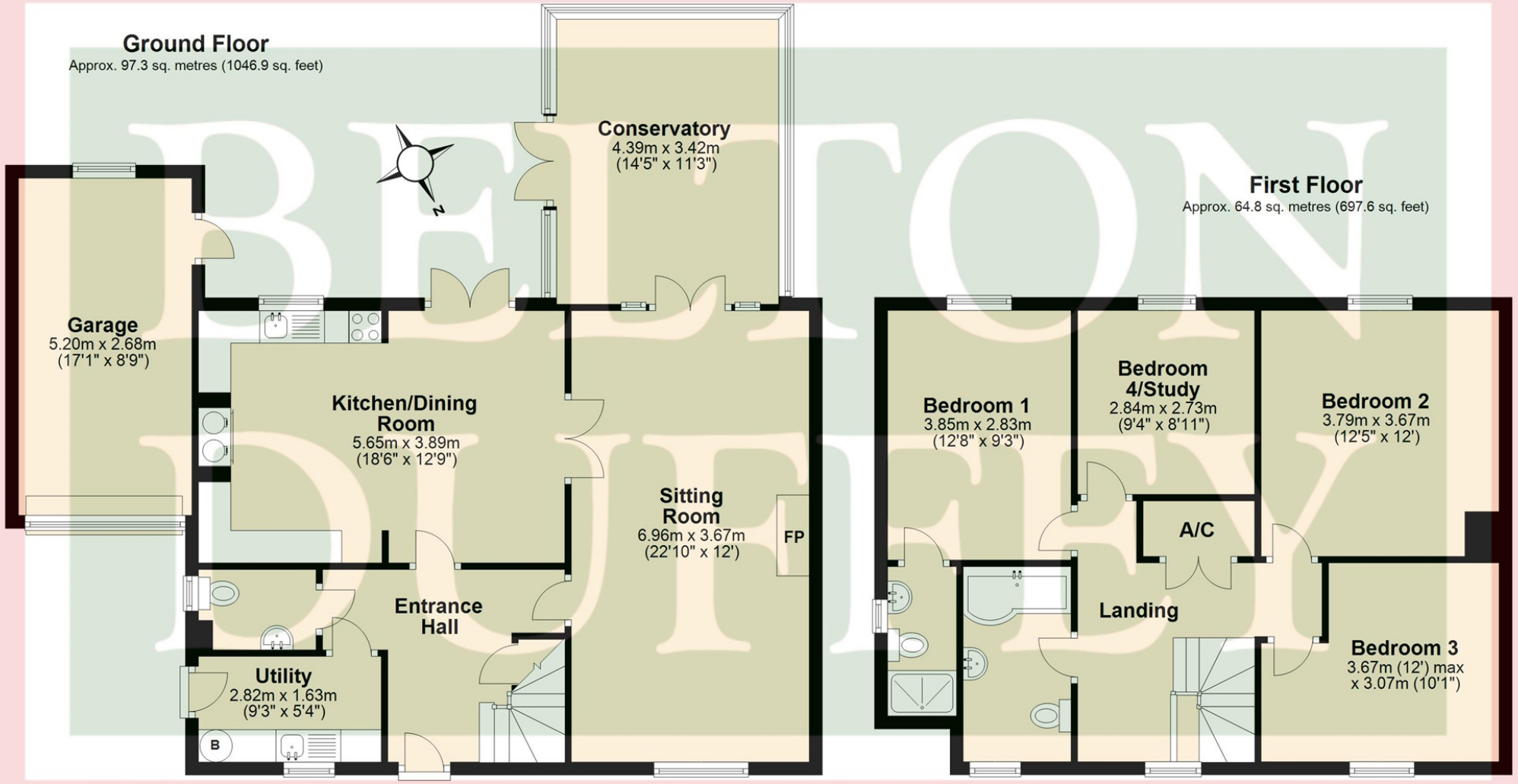
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 162.1 sq. metres (1744.5 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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