



Whissonsett Road, Colkirk Fakenham NR21 7NL

welcome to

Whissonsett Road, Colkirk Fakenham

Charming 3-bed detached bungalow in Colkirk with generous plot, wood burner lounge, kitchen/diner and conservatory. Features beautiful gardens, summer house, driveway and carport. Set in a peaceful semi-rural location close to Fakenham for easy access. *NO ONWARD CHAIN*



Agent Notes

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.

Oil Heating.

Accommodation

Entrance Hall

Carpeted flooring.

Cloakroom

Fitted with WC and wash hand basin.

Lounge

Carpeted flooring. Wood burner. Double-glazed bay window to the front and a window to the side.

Dining Room

Carpeted flooring.

Kitchen

Ceramic tiled flooring. Fitted with wall and base units, electric hob and oven, integrated washing machine. Space for dishwasher.

Conservatory

Tiled flooring. Surrounding double-glazed windows and half wall. Door to gardens. Radiator.

Bedroom One

Carpeted flooring. Built in wardrobe. Double-glazed window to the rear. Radiator.

Bedroom Two

Carpeted flooring. Storage cupboard. Double-glazed window to the front. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with storage unit and a walk-in electric shower. Cupboard with hot water tank. Window to the side. Radiator.

Outside

Front Garden

Laid to lawn with concrete pathway. Shrubs and trees.

Special Features

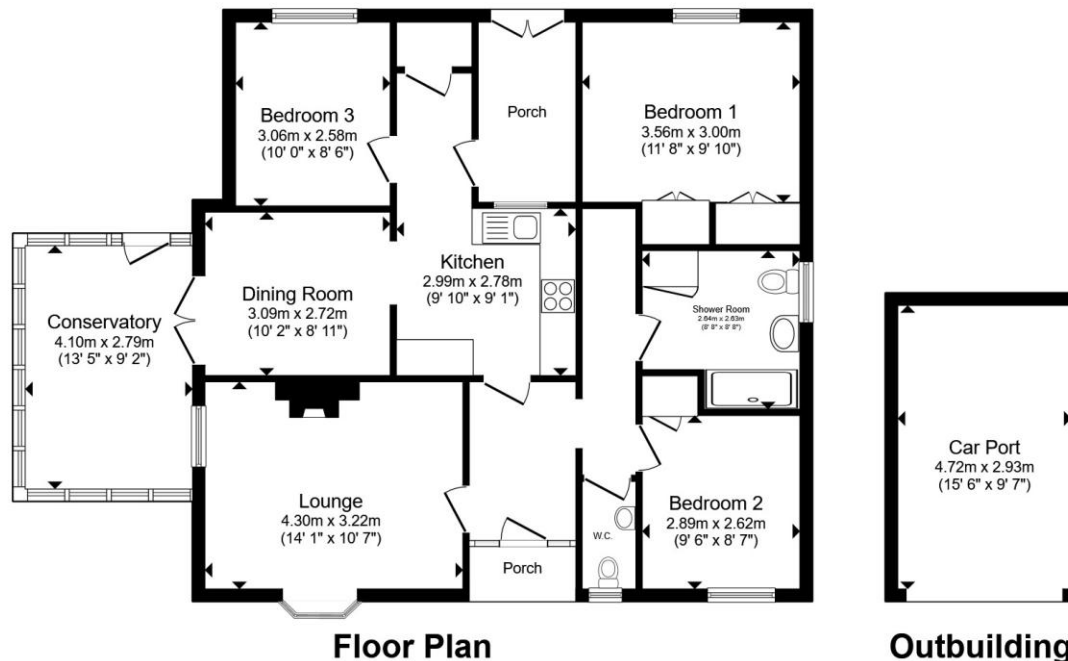
Summer house located in the front garden.

Outbuilding

Wooden shed at the rear access with power and storage space.

Parking

At the rear access with driveway leading to a car port.



Total floor area 97.1 m² (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Whissonsett Road, Colkirk Fakenham

- Charming Three Bedroom Detached Bungalow
- Sought-after Whissonsett Road, Colkirk
- Spacious lounge with wood burner and bay window
- Mature gardens with summer house
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108697 - 0006

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.

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