



Conference Way, Colkirk Fakenham NR21 7JJ

welcome to

Conference Way, Colkirk Fakenham

A spacious four-bedroom family home with stunning countryside views, double garage and no onward chain. Set in the heart of popular Colkirk, this superb detached property offers the perfect balance of rural charm and modern family living.



Agents Note

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.

Accommodation

Entrance Hall

Enter through the front door, carpet, radiator and under the stairs cupboard. Stairs to first floor

Cloakroom

WC, sink, carpet, radiator, single glazed window with obscured glass

Living Room

Carpet, radiator, double glazed bay window facing the front and double glazed sliding patio doors leading to the garden

Dining Room

Carpet, two radiators, double glazed window overlooking the garden and field views - please note, this room is currently used as a bedroom when looking at the photos

Kitchen

Wall and base units, stainless steel 1.5 bowl sink with drainer, space for dishwasher and oven Radiator, vinyl flooring, double glazed window overlooking the rear garden and field views. Double glazed door leading to the garden and side of the property

Utility Room

Wall and base units, space for a fridge/freezer and washing machine. Double glazed window and radiator

Landing

Carpet, two large but obscured single glazed windows to front which lets in lots of light

Bedroom 1

Carpet, double glazed window overlooking field views, built in wardrobes and radiator

En-Suite

Carpet, towel rail style radiator, WC, sink, shower cubicle, part tiled walls, single glazed obscured window

Bedroom 2

Carpet, radiator, storage cupboard with hanging rail, double glazed window overlooking fields

Bedroom 3

Carpet, radiator, double glazed bay window to front, cupboard with shelf and hanging rail

Bedroom 4

Carpet, radiator, double glazed window to rear, storage cupboard with shelving

Bathroom

Bath, sink, WC, part tiled walls, chrome towel rail radiator, carpet and single glazed window to front

Outside

Outside, there is a mixture of mature plants, turf and stunning field views over the countryside. To the front, there is a large gravel driveway with a double garage.



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welcome to

Conference Way, Colkirk Fakenham

- Countryside Views
- Four Bedroom Detached Home
- Double Garage and Ample Parking
- Oil Central Heating
- Principle Bedroom with En-Suite and Field Views

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108863 - 0003

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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