



Plot 2 Whissonsett Road, Colkirk, Fakenham, NR21 7NL

welcome to

Plot 2 Whissonsett Road, Colkirk, Fakenham

Plot 2, The Bluebell, is a beautifully designed 3 bedroom semi-detached home, offering generous space and modern open-plan living. The property boasts high-quality finishes throughout, underfloor heating across the ground floor for added comfort, and an impressive EPC A rating for energy efficiency.



Accommodation Comprises

Entrance Hall

Front door to the side, leading to the kitchen, underfloor heating and door to the stairs and door to the cloakroom.

Cloakroom

WC, underfloor heating and wash hand basin.

Kitchen

9' 2" max x 11' 8" (2.79m max x 3.56m)
Fully fitted ' Benchmarx Soho Matt Dove Grey ' Bosch ' induction hob, ' Bosch' stainless steel single oven and elica extractor hood. Integrated ' Bosch ' dishwasher & Fridge & Freezer, ceramic tiled walls, laminate trinovant oak and Velfac window to the front of the property.

Living / Dining

16' 1" max x 19' 1" (4.90m max x 5.82m)
Door the cupboard, underfloor heating, two Velfac windows to the rear of the property, large patio window and door leading onto the rear garden patio.

Landing

Door leading to the cupboard.

Bedroom One

12' 4" max x 10' 10" max (3.76m max x 3.30m max)
Door leading to the en suite and Velfac window to the rear of the property.

En Suite

Porcelanosa white suite, enclosed shower cubicle, chrome towel rail, chrome taps and Velfac window to the rear of the property.

Bedroom Two

9' 6" x 11' 10" (2.90m x 3.61m)
Velfac window to the front of the property.

Bedroom Three

7' 7" max x 9' 6" (2.31m max x 2.90m)
Velfac window to the side of the property.

Bathroom

Porcelanosa white bathroom suite, panelled bath with enclosed shower over, chrome towel rail, chrome taps and Velfac window to the rear of the property.

Outside

Landscaped front garden, side gate and path leading to the rear turfed garden, patio area, solar PV panels and EV charging point.

Specification

Kitchen
Fully fitted Benchmarx Soho Matt Dove Grey
Bosch induction hob
Bosch stainless steel single oven and Elica extractor hood
Integrated Bosch dishwasher and fridge freezer
Ceramic tiled walls I Laminate trinovant oak worktop
Karndean luxury vinyl flooring

Bathroom
Porcelanosa white bathroom suite from Urban C Range
Panelled bath with enclosed shower over
Chrome towel rail
Chrome taps

En-Suite (where applicable)
Porcelanosa white bathroom suite from Urban C Range
Enclosed shower cubicle
Chrome towel rail
Chrome taps

Plumbing and Heating
Energy efficient air source heat pump providing underfloor heating downstairs with radiators to the first floor

Interior finishes
Cormar Primo Plus carpets to the first floor
To the ground floor; Karndean luxury vinyl flooring
Velfac modern composite double glazed windows

Features
Solar PV panels
EV charging unit
Turfed rear garden
Predicted EPC rating A
Outstanding quality

The specifications listed on this page are correct and as intended at the time of going to print. Please ask for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Location

Colkirk is a picturesque and historic Norfolk village, situated approximately two miles south of Fakenham. Rich in character and dating back to before the Domesday Book, the village offers a welcoming community atmosphere with local amenities including a church, village hall, well-regarded primary school,

Agents Notes

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The CGI's shown are for indicative purposes only and the photographs shown may be from a previous development or alternative plot on Trinity Green or within the local surrounding area. Some photographs have been digitally enhanced and are intended to show the general style, layout, and finish of homes within this new development, due to the stage of construction. Total Annual Service Charge - £340.1

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.

Please note the post code for this home will be: NR21 7FA



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welcome to

Plot 2 Whissonsett Road, Colkirk, Fakenham

- Three-bedroom semi-detached brand new home ready to move into
- Air Source heating & underfloor heating to ground floor
- High specification throughout
- Stylish fitted kitchen with utility room
- Exclusive village development

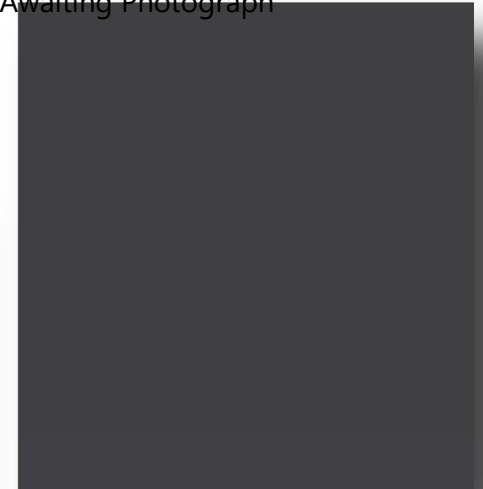
Tenure: Freehold EPC Rating: A

directions to this property:

What3words: ///poster.commenced.homework



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108302 - 0009

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