



**Colkirk Hill, Pudding Norton, Fakenham, NR21 7NX**

**welcome to**

**Colkirk Hill, Pudding Norton, Fakenham**

Charming three-bed semi-detached cottage in a peaceful rural setting, surrounded by open fields. Offering a warm interior, beautifully kept garden, plus garage and private driveway, ideal for those seeking countryside living with space, comfort and a tranquil lifestyle away from the everyday rush.



### Entrance Hall

Double glazed window to side, one radiator, door to rear garden, understairs cupboard, stairs leading to first floor landing.

### Cloakroom

WC, wash hand basin.

### Study

Double glazed dual aspect windows, boiler, two radiators.

### Lounge

Light and airy double glazed bay window, carpet, gas features fireplace, one radiator.

### Kitchen

Kitchen with wall and base units, double glazed window to rear, one radiator.

### Dining Room/Garden Room

Three double glazed windows making the space bright and airy, two radiators.

### Utility

Space for white goods.

### First Floor Landing

Double glazed window, access to loft hatch which has a pull down ladder, carpet throughout, airing cupboard.

### Bedroom One

Double glazed window to rear, radiator.

### Bedroom Two

Double glazed window to front, one radiator.

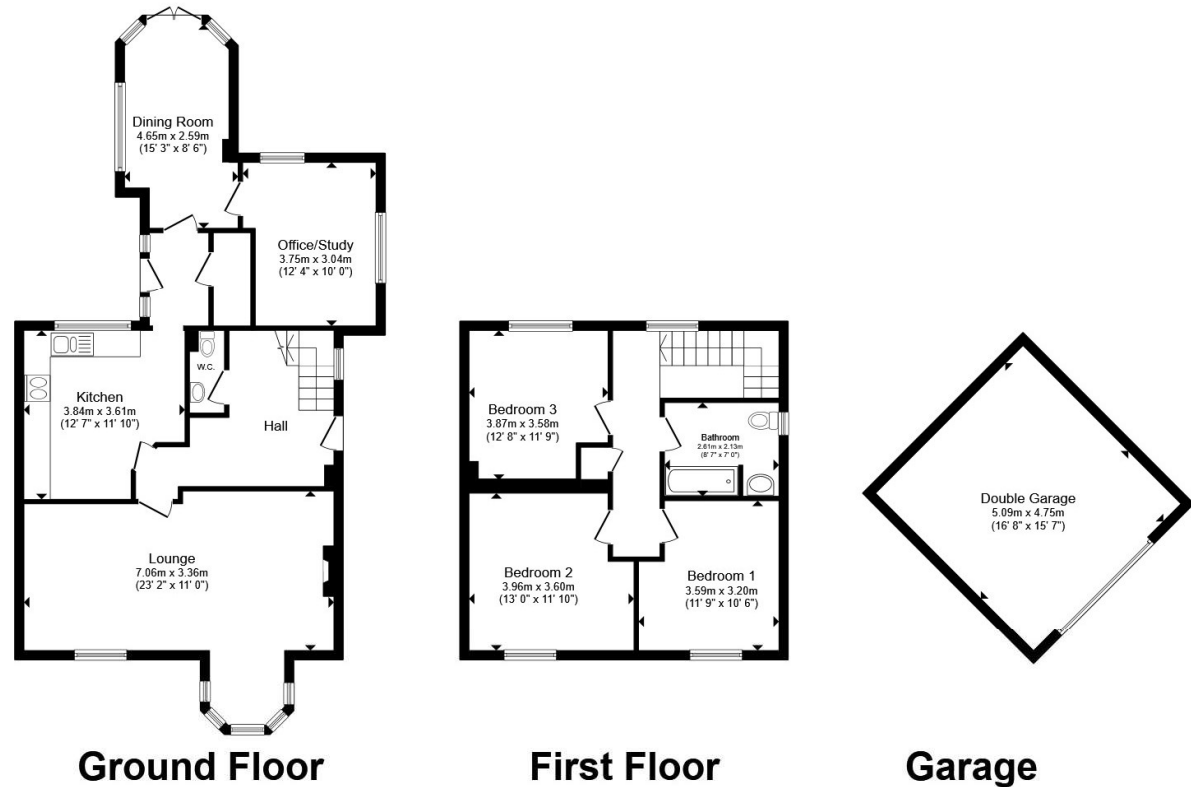
### Bedroom Three

Double glazed window to front, radiator.

### Bathroom

Double glazed window to front with field views, WC, wash hand basin, bath with shower above, carpet.

### Double Garage



Total floor area 157.3 m<sup>2</sup> (1,693 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](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Colkirk Hill, Pudding Norton, Fakenham

- THREE BEDROOM SEMI-DETACHED COTTAGE
- GARDEN ROOM
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- GARAGE & DRIVEWAY

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

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
FKM108769 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**williamhbrown.co.uk**