



**Trinity Green, Colkirk, Fakenham, NR21 7FA**

**welcome to**

**Trinity Green, Colkirk, Fakenham**

Brand-new 2-bed semi-detached home in Colkirk, finished to a high specification with integrated appliances and flooring throughout. Available through Shared Ownership from 40%. Featuring an A-rated EPC, generous garden, two parking spaces and attractive green space with wildflowers.



## Accommodation

### Entrance

Karndean flooring. Footwell mat. Cupboard under the stairs. Double-glazed large window to the side.

### Cloakroom

Karndean flooring. Fitted with WC, wash hand basin with hand towel holder. On the wall toilet roll holder. Fully tiled walls.

### Lounge

Karndean flooring. Double-glazed window and door to the rear overlooking the garden. Cupboard with Air Source Heat Pump controls.

### Kitchen

Karndean flooring. Fitted with wall and base units, Bosch electric hob and oven and composite sink plus drainer with chrome swan neck tap. Built in fridge freezer and dishwasher with space for washing machine. Double-glazed window to the front.

### First Floor Landing

Carpeted stairs and flooring. Cupboard for storage. Radiator.

### Bedroom One

Carpeted flooring. Large double-glazed window to the front. Radiator.

### Bedroom Two

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

### Bathroom

Fully tiled flooring and walls. Fitted with WC, bath with shower over and wash hand basin. On the wall toilet roll holder. Chrome towel rail. Frosted/obscured double-glazed window to the rear.

## Outside

### Rear Garden

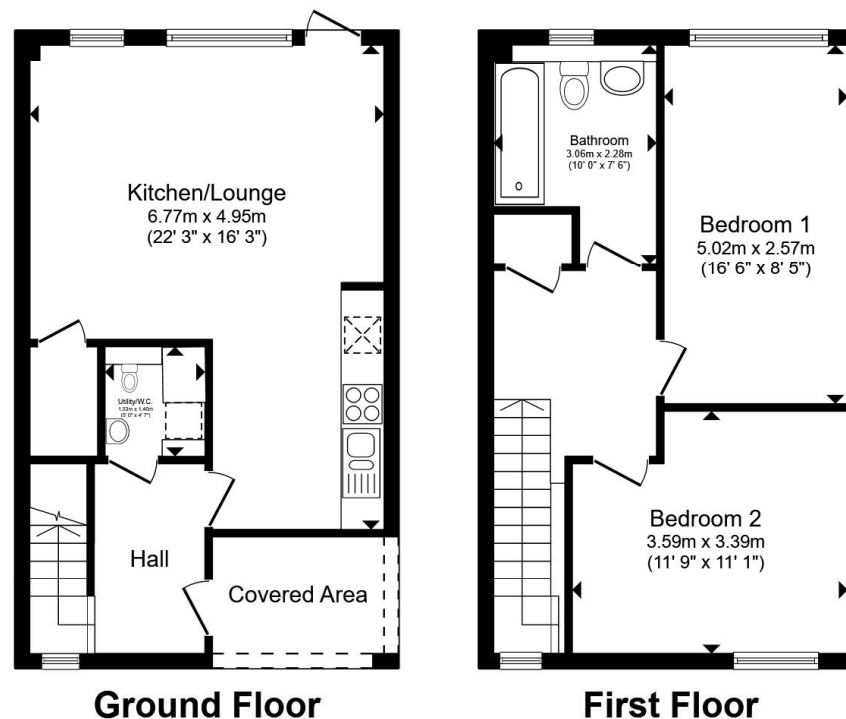
Side and rear gate. Laid to turf with patio area. Stainless steel outside light.

### Parking

Laid to brickweave. 2 Cars side by side.

### Agent Notes

Heating: Electric - Air Source Heat Pump.



Total floor area 84.2 m<sup>2</sup> (907 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)



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## **Trinity Green, Colkirk, Fakenham**

- New Two-Bedroom Semi-Detached Home
- High Specification Finish Throughout
- Integrated Kitchen Appliances Included
- Generous Rear Garden
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£112,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108835 - 0003

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