



Plot 6 Whissonsett Road, Colkirk Fakenham NR21 7NL

welcome to

Plot 6 Whissonsett Road, Colkirk Fakenham

Plot 6, The Orchid is an impressively spacious three-bed semi-detached home, thoughtfully designed to offer modern open-plan living. The property features a fully fitted contemporary kitchen & a range of high-quality finishes throughout. Excellent EPC rating of 'A'. Attached Garage. Move In Ready.



Accommodation Comprises:

Entrance Hall

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

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 Carbon ' ' Bosch ' induction hob, ' Bosch' stainless steel single oven and elica extractor hood. Integrated ' Bosch ' dishwasher & Fridge & Freezer, ceramic tiled walls, laminate marmor paros worktop and Velfac window to the front of the property.

Living / Dining

Door to the cupboard, underfloor heating, Velfac window to the rear of the property, large patio window and door leading onto the rear garden patio.

Landing

Door 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 bathroom 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 side of the property.

Garage

Garage with up and over door, 2 parking spaces, power, light and pedestrian door to the side.

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 Carbon

Bosch induction hob

Bosch stainless steel single oven and extractor hood

Integrated Bosch dishwasher and fridge freezer

Ceramic tiled walls I Laminate Marmor Paros 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.

Colkirk

The home is situated in the charming village of Colkirk, a picturesque and historic Norfolk setting located approximately two miles south of Fakenham. With origins dating back to before the Domesday Book, Colkirk retains a strong sense of community and rural character. The village offers a range of local amenities, including a beautiful parish church, a well-used village hall, and a highly regarded primary school. At the heart of village life is the welcoming traditional pub, The Crown, providing a true community hub. There is also a playing field that hosts football, cricket, rounders, and school sports days, further enhancing the appeal of this idyllic countryside location.

Agents Note

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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 - £340.12.

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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Plot 6 Whissonsett Road, Colkirk Fakenham

- Brand new attractive three-bedroom semi-detached home with en-suite
- EV Charging unit & Solar Panels. Integrated Bosch dishwasher and fridge freezer
- Convenient ground floor cloakroom & storage cupboard
- Well-proportioned living room, ideal for relaxing or entertaining
- Garage providing secure parking and storage

Tenure: Freehold EPC Rating: A

directions to this property:

What3words: ///poster.commenced.homework



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108303 - 0011

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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