



Trinity Green

Colkirk

Sustainable Living
Future-ready homes with EPC Rating 'A' saving you hundreds of pounds each year on your utility bills.

A EPC RATING



Air source heat pump with underfloor heating	Solar PV panels	EV Charging point	Velfac modern composite double glazed windows	Increased loft, floor & cavity wall insulation
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Built for today. Designed for tomorrow.
Energy efficient. Cost saving. Environmentally friendly.

Plot 8 Whissonsett Road, Colkirk, Fakenham, NR21 7NL

welcome to

Plot 8 Whissonsett Road, Colkirk, Fakenham

Plot 8, The Foxglove is a well-presented brand new 3 bedroom detached house, forming part of an exclusive development in Colkirk. Features include an en-suite to the master bedroom, utility room, garage, EV charging point, solar panels & air source heating. Offering both comfort & energy efficiency.



Entrance Hall

Front door to the side, stairs to the first floor, door to the cupboard, underfloor heating, cloakroom and Velfac window to the front of the property.

Cloakroom

WC, wash hand basin, underfloor heating and Velfac window to the side of the property.

Kitchen / Living / Dining

21' 8" max x 20' 6" max (6.60m max x 6.25m max)

Fully fitted ' Benchmarx Soho Matt Dove Grey ' ' Bosch ' induction hob, ' Bosch ' stainless steel single oven and elica extractor hood. Integrated ' Bosch ' dishwasher & Fridge & Freezer, underfloor heating, door to the utility room, Velfac window to the front, side and rear of the property, large patio window and door leading onto the rear garden patio.

Utility Room

8' 10" x 5' 7" (2.69m x 1.70m)

Door to the cupboard, underfloor heating and Velfac window to the side of the property.

Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

Fitted storage cupboard, door to en suite and Velfac windows to the rear and side of the property.

En Suite

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

Bedroom Two

12' 4" max x 8' 5" max (3.76m max x 2.57m max)

Fitted storage cupboard and Velfac windows to the side and rear of the property.

Bedroom Three

11' 3" max x 9' (3.43m max x 2.74m)

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

Garage

Garage with up and over door, 2 parking spaces, power and light.

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 | 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 charming village located approximately two miles south of Fakenham. Dating back to before the Domesday Book, it features a historic church, village hall, a well-regarded village school, a traditional pub - The Crown - and a playing field used for football, cricket, rounders, and community events.

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. 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



view this property online williamhbrown.co.uk/Property/FKM108304



welcome to

**Plot 8 Whissonsett Road, Colkirk,
Fakenham**

- Air source heating system with underfloor heating to ground floor
- Solar panels & EV Charging Point
- Exclusive development of 2, 3 & 4 bedroom homes
- Separate utility room
- En-suite to master, cloakroom & family bathroom

Tenure: Freehold EPC Rating: A

directions to this property:

What3words: ///poster.commenced.homework

£375 000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108304



Property Ref:
FKM108304 - 0013

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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