



Lily House
Colkirk | Norfolk | NR21 7JJ

IDEAL HOME



With a setting on a private road in the charming and sought-after village of Colkirk, this modern detached property was built by the highly regarded North Norfolk developers Fleur Homes in 2011. Benefiting from sumptuous countryside views, Lily House boasts four bedrooms (two with en suites) and a wet room on the first floor, while the ground floor comprises a generous sitting room with a wood burner, an open plan kitchen/dining room, a study, utility room and a cloakroom. Finished to the highest specification with many modern comforts throughout including underfloor heating, outside there is a landscaped rear garden, a detached double garage and parking for several vehicles on the shingled drive. This really is an exceptional family home with some breath-taking views of the surrounding farmland.







- Attractive and immaculate, Neo-Georgian Detached Property
- Four Bedrooms (Two with En-Suites), separate Wet Room
- Contemporary Kitchen/Dining Room with bespoke carpentry
- Separate Utility Room and downstairs W.C
- Two Reception Rooms, one with Woodburner and Study with storage
- Well-stocked, pretty, landscaped Garden
- Superb uninterrupted Field views across the Wensum Valley
- Detached Double Garage
- Total Accommodation extends to 2135sq.ft
- Energy Rating C

Amazing Location

When asked what first drew them to Lily House, the current owner said, "We loved the quiet location of the house on a private drive with no passing traffic, and the stunning view at the back was the icing on the cake. It was fully intended as a forever home for retirement until a change in my personal situation." Lily House was built in 2011 by local North Norfolk developers, Fleur Homes, who have a well-earned reputation for the excellent quality of their properties, and this modern detached property certainly has all the attributes they are recognised for, including a spacious and light entrance hall and landing, and four double bedrooms, two of which have the advantage of en-suites. On the ground floor there is a spacious sitting room with log burning stove, open plan kitchen/dining room, study, utility room and cloakroom. The property is well presented throughout, and has the benefit of underfloor heating.



The owner has continued to enhance the property during her time there. "All utility items were replaced by top quality goods and also a soft water system for the house. The original bathroom was completely changed with the installation of a wet room also with underfloor heating, and the bedroom adjacent to this was shelved and railed for a walk-in dressing room which doubles as a sewing room with a large central island."

"I will be sad to leave my beautiful home but will be moving closer to family and friends and I am looking forward to the next chapter in my life," the current owner said.

Outside

In its position backing onto fields, wonderful countryside views can be enjoyed from the property and the landscaped rear garden. The current owner has again strived to improve upon on the property with a number of refinements. "The lawn was substituted for high quality Astro turf, but natural grass was kept on the strip between the hedge and the fence, primarily for the dog. This area was also chosen as a safe location for the gas housing that feeds the fire pit by pipes that run under the ground." The fire pit is a wonderful feature beside the terrace with its pergola, and in the garden there is also a greenhouse with a number of raised vegetable beds. The property also has the benefit of a double garage and ample off-road parking on the shingled drive.







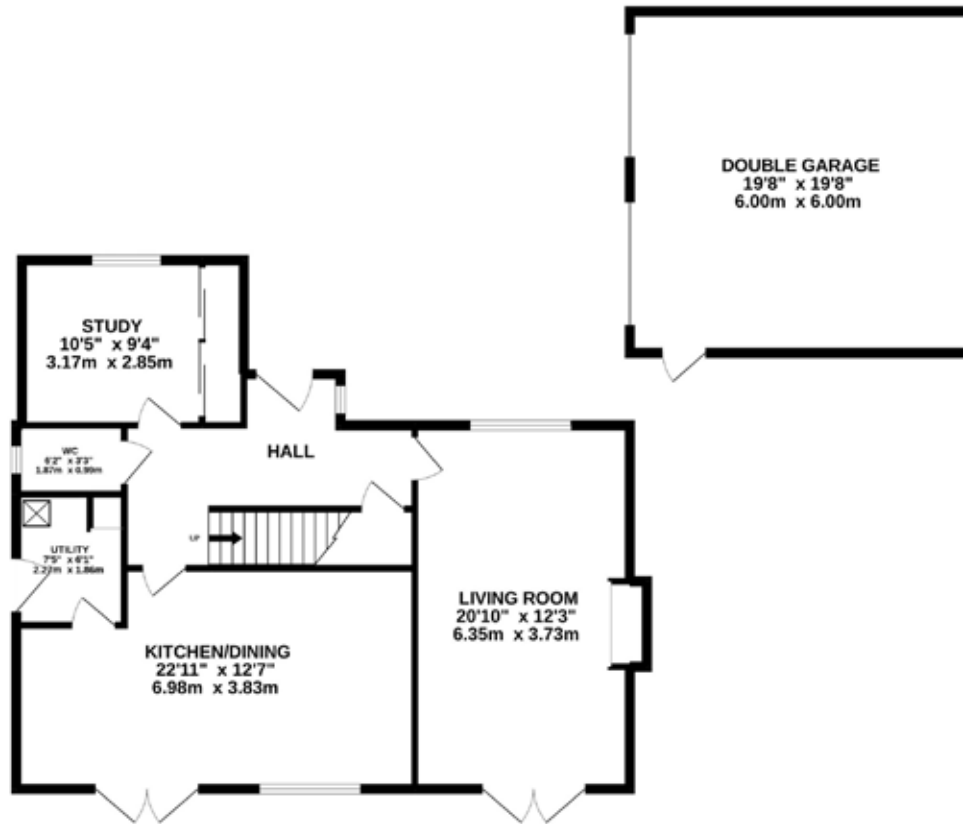




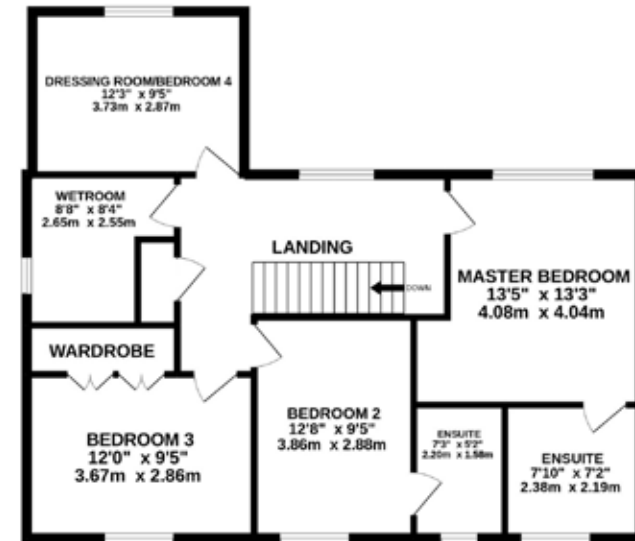




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Village Life

With a local pub and an abundance of paths and tracks for dog walking and horse riding, Colkirk also boasts a very good village school and a village play area with gym equipment. Although the village offers the peace and quiet of the North Norfolk countryside, all the amenities the market town of Fakenham has to offer are only a short distance away, while Norwich and Kings Lynn are both around twenty miles by car. If the celebrated North Norfolk coast is what you're after, then Wells is a short drive of around twenty minutes.

On your Doorstep

Located between Norwich and the North Norfolk Coast, Fakenham is a sought-after market town which offers some impressive amenities including several supermarkets, cafes, shops, and a choice of pubs and a cinema. Additionally, there is the well-known Thursday flea market, the racecourse, golf course and the leisure centre, then there's also the added benefit of the surrounding countryside and its close proximity to the celebrated beaches of the stunning North Norfolk coast.

Services

OFCH, Mains - Water & Drainage
 Breckland District Council
 Council Tax Band E £2383.87 pa

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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