



2 Church Green  
Colkirk | Norfolk | NR21 7PB

FINE & COUNTRY

# WONDERFUL EXECUTIVE HOME



With a setting in the pretty village of Colkirk, this stunning executive home is one of five similar exclusive properties in a quiet Close location. Offering four double bedrooms (one with an en suite) on the first floor which are reached via a large galleried landing, downstairs there is a wealth of generously proportioned living space including a large kitchen/diner, a living room, dining room, study and utility room. Outside, the shingled drive provides ample off-street parking and access to the detached double garage, while to the rear of the property the magnificent, south-facing garden includes a terraced area, lawned areas, established borders and landscaped vegetable beds.











- Modern Detached family home found on an exclusive small development of similar properties
- Superbly placed for convenient access to the market town of Fakenham with all its amenities and great access to the North Norfolk coastline
- Ideal for a young growing family or active retired or multi-generational living
- Generous and well-designed accommodation
- Impressive Entrance Hall, Sitting Room, Dining Room, spacious Kitchen and Utility Room and Home Office
- First floor spacious landing with room for study space, Four Bedrooms (one with ensuite) and family Bathroom
- Sizeable plot with plenty of Off-Road Parking, Detached Double Garage and enclosed rear Garden
- Total Accommodation extends to 2657sq.ft
- Energy Rating C

#### Quiet Seclusion

The present owners had an exacting list of requirements when looking for a new home to relocate to from the South East. Having searched in several counties, they finally found a property that met their expectations, and the only change necessary was a partition wall from the large two-storey entrance hall to create a second reception room. The house is in a secluded, private Close of five homes in the heart of the village just off the village green, with a panoramic 360-degree view all around it of mature trees and greenery.

In addition to meeting all their requirements in terms of the highly specified accommodation, they fell in love with the rural setting as part of a lived-in village populated by residents and not just full of second homes, with the privacy they were seeking and also easy access to the coast.

As regards the living accommodation at the property, they value the space and light throughout the rooms and, in particular, the good-sized living room. Favourite spaces at the property include the generous kitchen, the hub of the house, where they spend much of their time and which provides them with a practical stylish kitchen with room for dining and relaxing.

#### Outside

The highly specified property was just three years old when the current owners moved in, and at that time the garden was well planted with an area laid to lawn and a wide selection of flowers and shrubs and trees, and with a custom-built vegetable garden with four sections. They introduced apple trees and a walnut tree on the lawn, two apple trees to the vegetable garden and a crab-apple tree at the bottom of the garden. In addition, they installed a greenhouse, and developed a small "secret path" for their grandchildren through the shrubs at the bottom of the garden.



In good weather the terrace can act as an extension of the living room. And for any future owner not wanting to cultivate a vegetable garden, they believe that the space could easily be altered into a second entertaining area, possibly by virtue of a small conservatory as an extension to the kitchen where there is currently a window.

There is a large parking area to the front of the house with views of trees in all directions. Where the Close is situated, it is virtually unseen by the rest of the village and, even after being there for seventeen years, many people in the village still do not know it is there.

#### The Village

Colkirk offers a welcoming local pub and an abundance of paths and tracks for dog walking and horse riding. The current owners talk of the benefits of the lively village life with not just the village pub, but also the village hall and church offering quiz nights, the village gala, keep fit classes, dancing lessons, carpet bowls, lawn bowls, and the village soccer team. Colkirk itself also boasts a very good village school but of course there are other schools within easy reach including Gresham's School in Holt.

As they explain, the village is ideally placed for Fakenham for shopping and its weekly market, and it is just twenty miles by car either way to both Norwich and Kings Lynn. It is just a short drive to Wells-next-the-Sea and Holkham where the celebrated beaches of North Norfolk can be found – the owners tend to walk there three or four times a week with acres of sand and woodland to enjoy. As the owners say, for those missing the City even London is within reach by train from King's Lynn or by car via the M11.























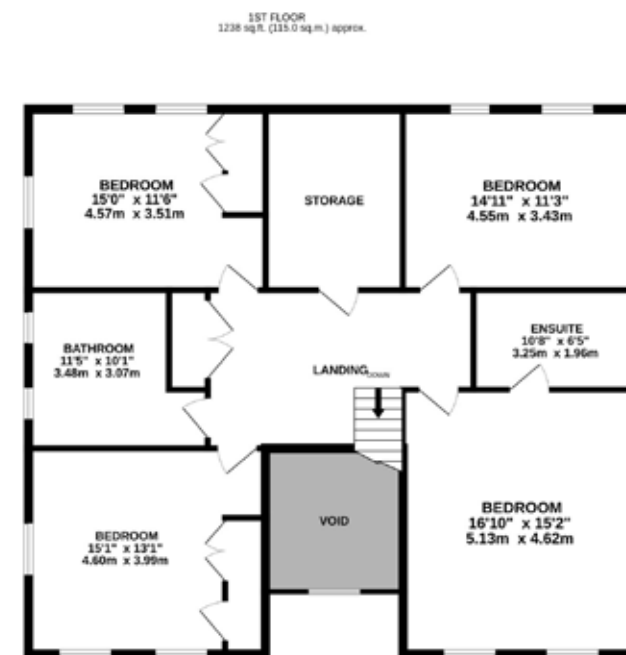
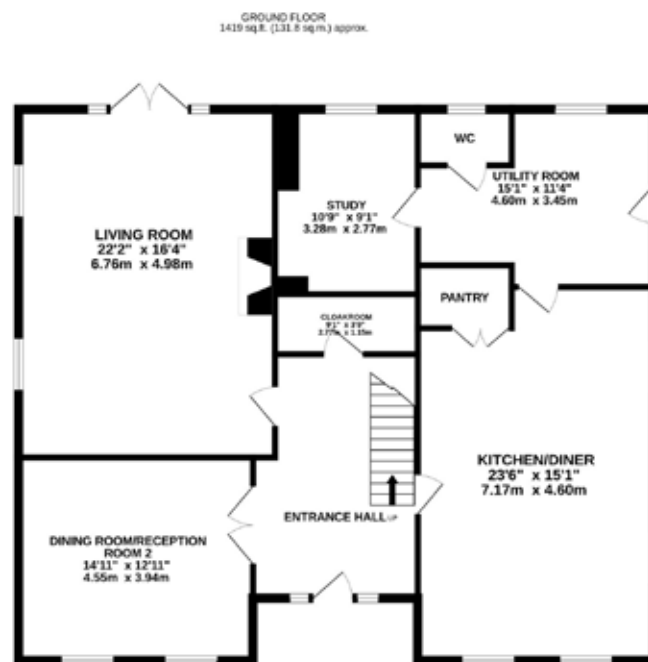
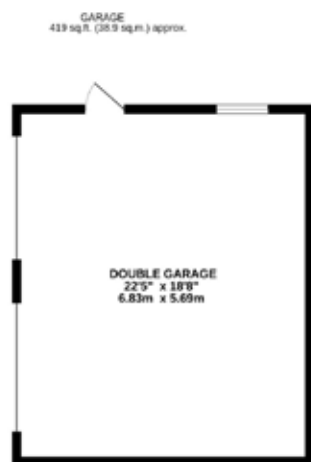












SQ.M. DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 2657sq.ft. (246.8 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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### On Your Doorstep...

Colkirk has a village pub, The Crown, a village church and primary school. The nearest high school is in Fakenham along with other amenities such as doctors and main supermarkets, a range of cafes, restaurants and public houses. The nearest post office is found in Fakenham.

### How Far Is It To?...

Colkirk lies approximately 2.5 miles to the south of the market and racecourse town of Fakenham. Travelling west along the A148, King's Lynn is about 24 miles away with its major shopping centre and main line connections to London, journey time 1 hour 40 minutes. Taking the A1067 eastwards (25 miles) is the Cathedral City of Norwich again giving a main line railway connection to London. The North Norfolk coast is a short drive away with its many attractions.

### Services and District Council

OFCH, Mains - Water & Drainage  
 Breckland District Council  
 Council Tax Band G

### Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY  
FOUNDATION

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