



EPC: TBA

**2 Bramley Drive,
COLKIRK.
NR21 7JH.**

**Offers sought in the region of
£385,000
Freehold.**

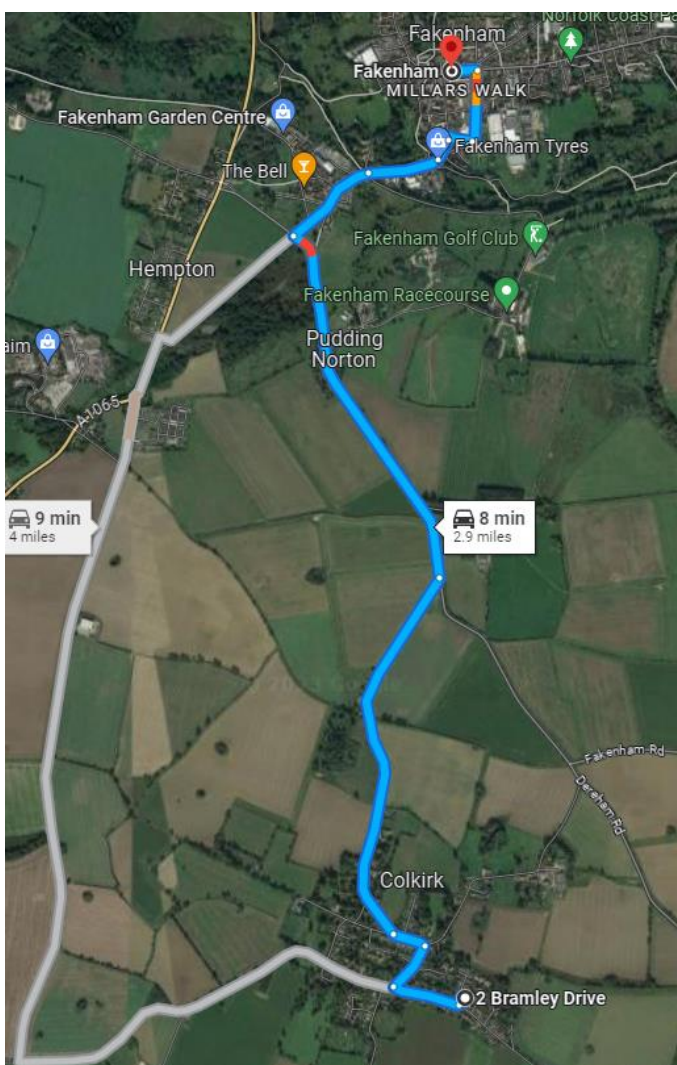
Deceptively spacious, detached, modern style Family Residence with centrally heated and double glazed accommodation, comprising 2 reception rooms and 4 bedrooms, ample off street parking, Garage, Garden room/Studio and well enclosed rear Garden.

The property is situated in a popular cul-de-sac development within easy walking distance of the village centre and open farmland.

The property comprises: On the Ground Floor - Entrance Hall, Cloakroom, Bay fronted Sitting room, Long Dining room, and Very Well Fitted Kitchen/Breakfast room. On the First Floor: Landing, Master Bedroom with En-Suite Shower room, 3 Further Bedrooms and Family Bathroom.

Outside: Gravelled drive providing off street parking to 1 Garage and Garden Room/Studio. Lawned front Garden. Well enclosed, paved and lawned Garden to rear

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

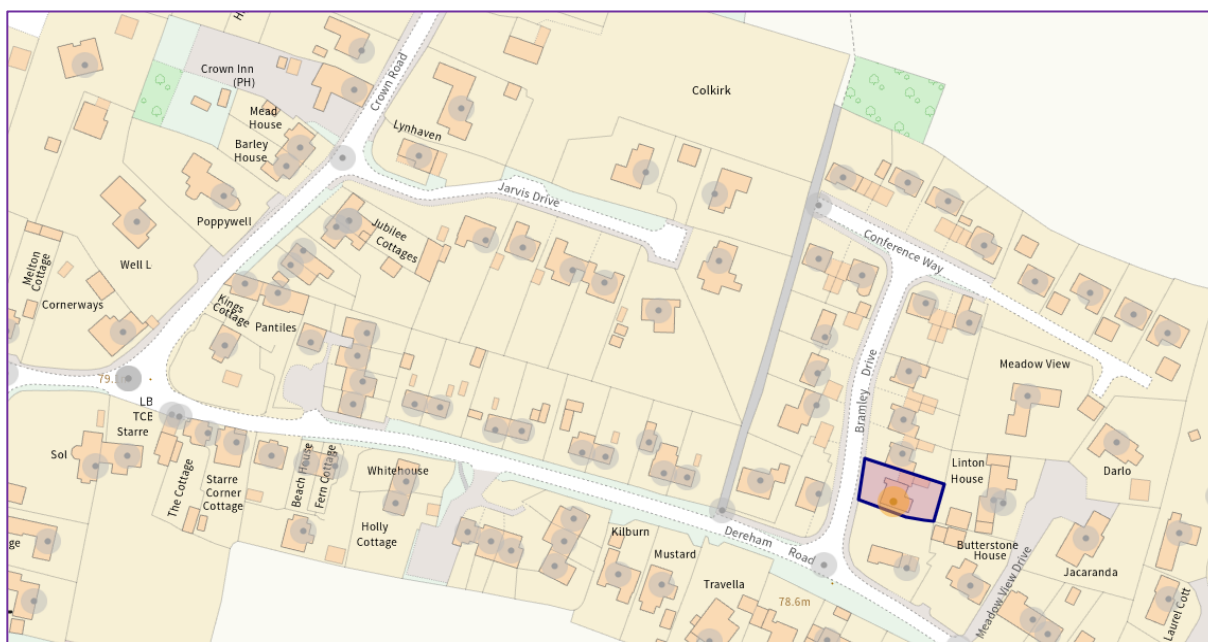


Directions: From Fakenham Town Centre take Bridge Street, and follow the road out of Town through Hempton. Turn left at the crossroads, as signposted Dereham, and follow the road for a further 1 mile. Turn right as signposted Colkirk and continue into the village. Keep left by the village Green into Church Road, follow the road around to the right, (past The Crown PH), into Crown Road, and turn left into Dereham Road. Turn left again into Bramley Drive, and the property is on the right as marked by a for sale board.

Location: Colkirk is a small, rural village about 2½ miles South of the Market Town of Fakenham, and 9 miles from Dereham. The village has a primary school, church, village hall, playing field and a pleasant Village Green. Further excellent shopping, educational, sporting and leisure facilities are available in the aforementioned Towns, and the picturesque North Norfolk Coast noted for its lovely sandy beaches, marshes, cliffs, nature reserves, golf, sailing and bird watching facilities, is 13 miles distant.

District Authority: Breckland District Council, Dereham. Tel: (01362) 695333. **Tax Band:** D.

Services: Mains water, electricity and drainage are connected to the property.



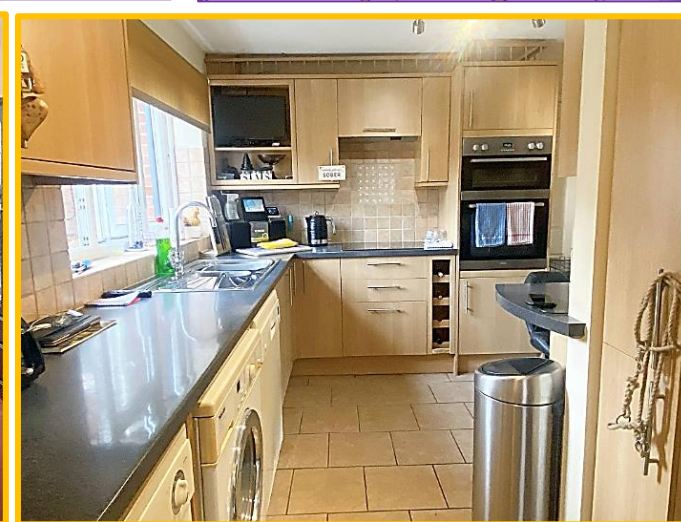
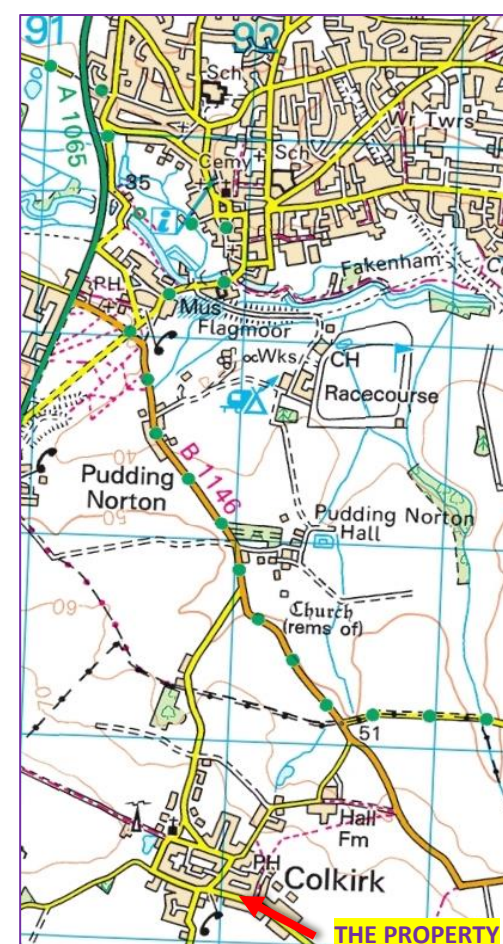
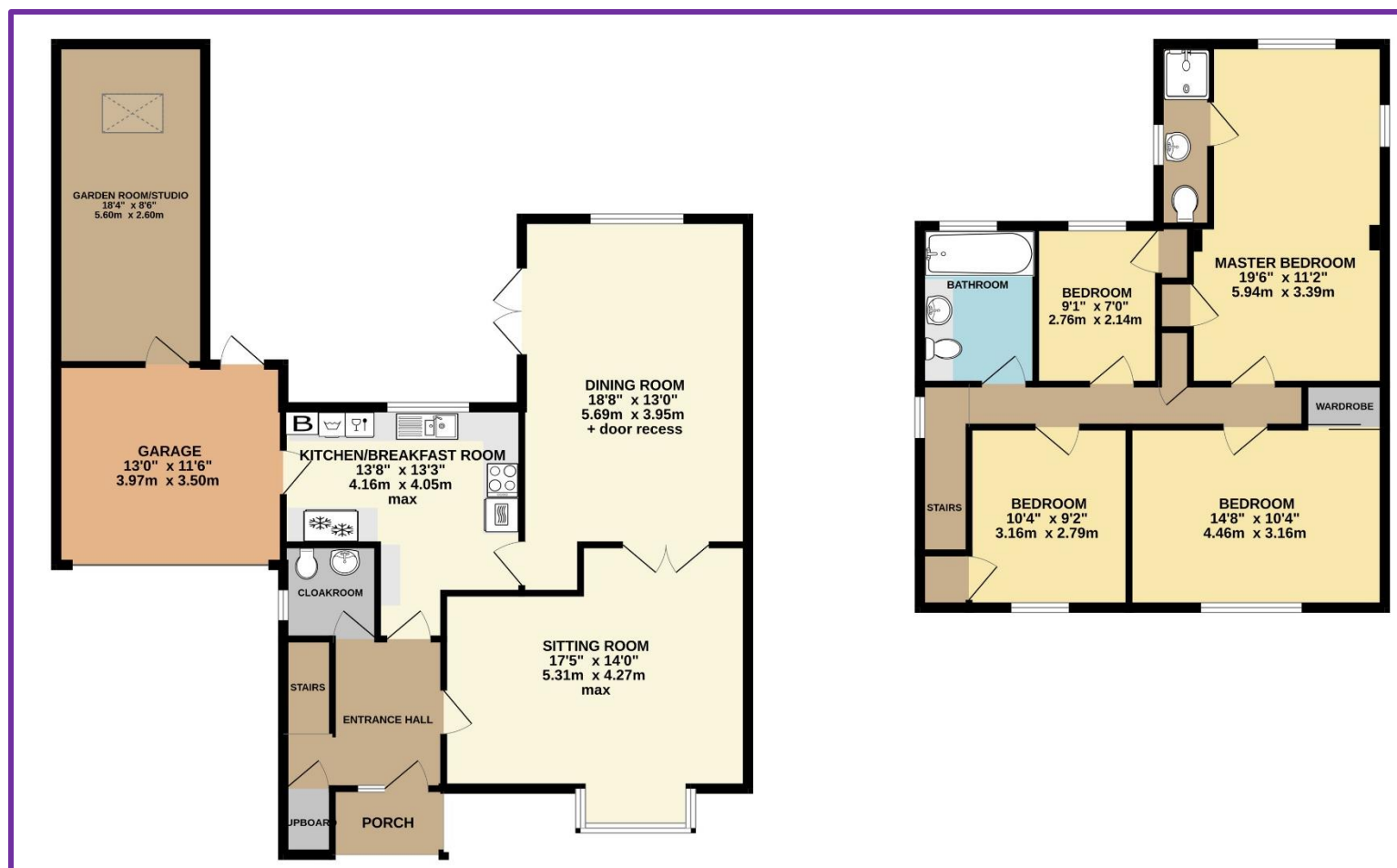
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor:

Canopy Entrance Porch: with timber panelled ceiling and lantern light. Half double glazed door to;

Entrance Hall: Deep built-in coats cupboard with electric heater bar, and fitted shelves. Understairs cupboard. Telephone point.

Cloakroom: Hand basin set in fitted vanity shelf with cupboards under, and tiled surround. Low level WC. Spotlights.

Sitting room: 17'5" x 14'0", (5.3m x 4.3m) max. Bay window. TV point. Dimmer switch. Twin glazed doors to;

Dining room: 18'8" x 13'0". (5.7m x 4.0m) + door recess. Dado rail. Dimmer switch. Twin double glazed doors to rear garden. Door to;

Very Well Fitted Kitchen/Breakfast room: 13'8" x 13'3", (4.2m x 4.0m) max. 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, drawers, cupboards, "Bosch" dishwasher, "Miele" washing machine, "Zanussi" tumble dryer and oil fired central heating boiler under. "Lamona" 4 ring electric hob with extractor hood over. Built-in double oven with cupboard over and under. Built-in "Lamona" microwave. Built-in American-style fridge/freezer. Matching range of wall mounted cupboard units and glass fronted display unit. Fitted breakfast bar with tiled splashback, and cupboards under. Spot lights. Tiled floor. Roller blind. Half double glazed door to garage.

First Floor:

Landing: Built-in airing cupboard with factory lagged hot water cylinder with fitted immersion heater and slatted shelving. Hatch to roof space.

Master Bedroom: 19'6" x 11'2", (5.9m x 3.4m) max. Built-in wardrobe cupboard with sliding mirror doors, fitted shelves and hanging rail. Dimmer switch.

En-Suite Shower room: Fully tiled shower cubicle with "Triton" fitting & glass screen door. Hand basin with tiled splashback. Low level WC. Ceiling recessed spotlights. Extractor fan.

Bedroom 2: 14'8" x 10'4", (4.5m x 3.2m). Built-in wardrobe cupboard with sliding mirror doors, fitted shelves and hanging rail.

Bedroom 3: 10'4" x 9'2", (3.2m x 2.8m). Built-in wardrobe cupboard with fitted shelf and hanging rail.

Bedroom 4: 9'1" x 7'0", (2.8m x 2.1m). Built-in wardrobe cupboard with fitted shelf and hanging rail. Spotlights.

Fully tiled Bathroom: White suite of panelled bath with "Aqualisa" shower fitting and folding glass screen doors over. Vanity shelf with hand basin, and cupboards under. Low level WC. Fitted cupboards and mirror. Heated towel rail. Extractor fan. Tiled floor.

Outside: To the front of the property is a lawned garden, and a gravelled drive offering ample off street parking, leading to an attached Garage, 13'0" x 11'6", (4.0m x 3.5m), with electric roller entrance door, concrete floor, strip lights, power points and half double glazed door to the rear garden. A further half double glazed door leads to the Garden Room/Studio, 18'4" x 8'6", (5.6m x 2.6m), with part pine panelled walls, Velux double glazed roof light, ceiling recessed spot lights, extractor fan, TV point and dimmer switch.

Immediately to the rear is a paved patio area and a well fenced lawned garden with further paved area, timber and felt roofed Garden Store, 8'0" x 6'0", (2.4m x 1.8m).

