



THE STORY OF

# 13 Fairview Drive

*Colkirk, Norfolk*

**SOWERBYS**



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# 13 Fairview Drive

Colkirk, Norfolk  
NR21 7NT

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Spacious Detached House

Four Bedrooms

Village Location

Oil Heating

Large Garden

Double Garage

Off Road Parking

Close to Fakenham

Walking Distance to Pub

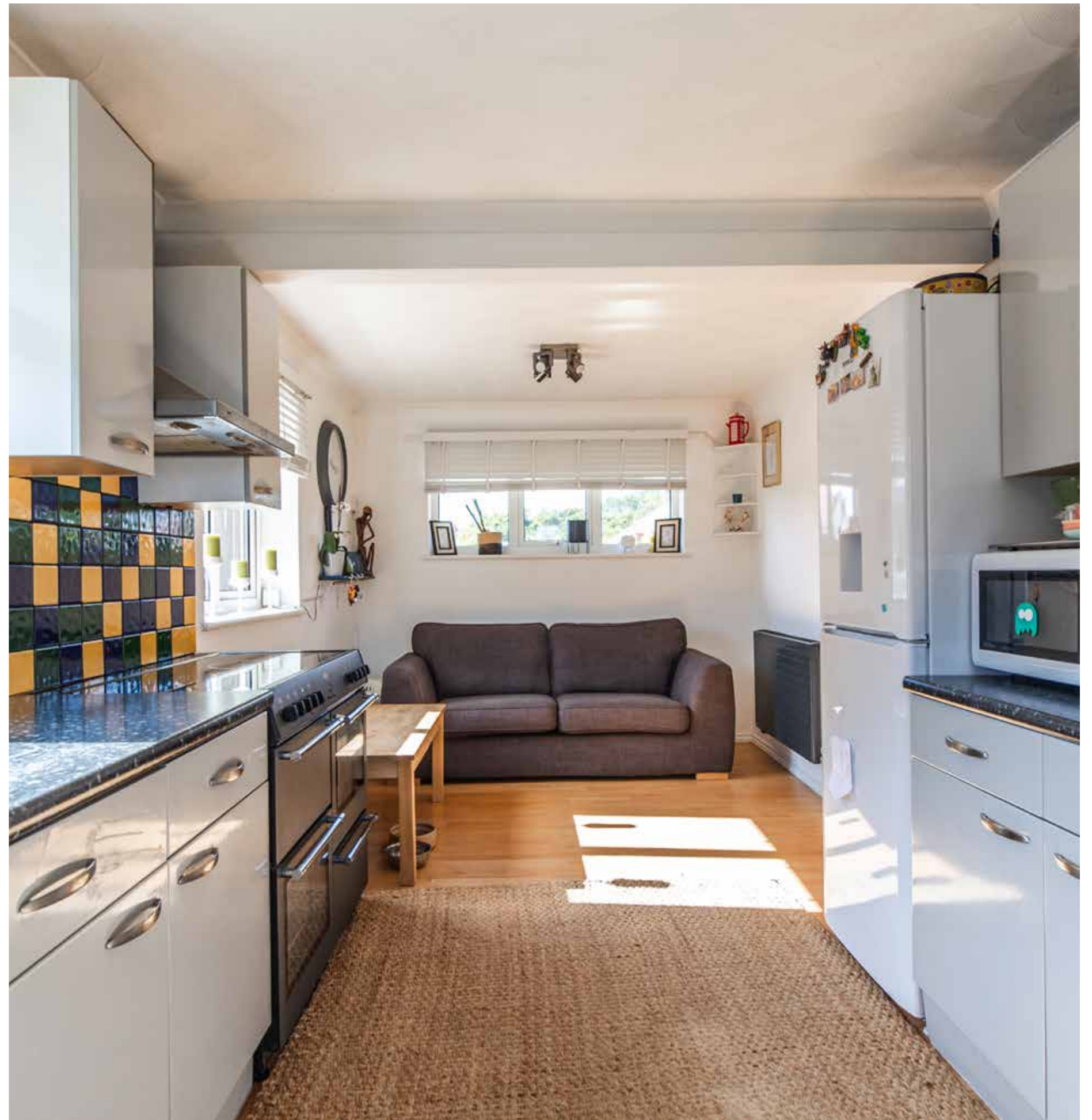
Local Schools

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**SOWERBYS FAKENHAM OFFICE**

01328 801534

fakenham@sowerbys.com





Offering a wealth of space throughout, 13 Fairview Drive has been modernised to create a tasteful family home in a delightful village setting.

Situated in the heart of the village, and transformed by the current owners, this property makes the ideal family home. You could never be short of space here, with a choice of bright and airy reception rooms, conservatory overlooking the garden and a large double garage.

With updated central heating, new bathrooms and refreshed decoration throughout, the current owners have made sure that this property is move in ready. The ground floor accommodation provides a dual aspect lounge of large proportions, a dining area, kitchen, bathroom and conservatory overlooking the rear garden. The first floor provides four double bedrooms, one bathroom and one en-suite.

The double garage offers an ample amount of storage and space for off road parking. Recently, there has also since been an extension of the driveway to provide more off-road parking. Set on a large corner plot, and set back from the road the garden is a blank canvas for the next custodian to landscape how they wish.

This family home is ready for its next custodian; situated in the popular village of Colkirk and all it has to offer.





**First Floor**  
Approximate Floor Area  
975 sq. ft  
(90.54 sq. m)



**Ground Floor**  
Approximate Floor Area  
1,736 sq. ft  
(161.29 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Colkirk

A HISTORIC VILLAGE IN A USEFUL LOCATION

A quiet village, Colkirk is about two miles south of Fakenham.

Dating from before the Domesday Book, the village has a church, a village hall, and a church pond - known as the 'church pit' in Norfolk dialect.

There's a thriving village school, a 'proper' village pub "The Crown" and a playing field for soccer, cricket, rounders and school sports days.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



## Note from Sowerbys



“Offering a wealth of space throughout, 13 Fairview Drive has been modernised to create a tasteful family home in a delightful village setting.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref: 2748-1062-7248-4166-8934

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///swinging.bliss.regulator

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

