

**Midsummer, Colkirk**

Offers in Excess of £600,000

BELTON DUFFEY

# Midsummer

Crown Road, Colkirk, Norfolk,

NR21 7AA



*A substantial detached family home offering flexible 4 reception, 4 bedroom accommodation, in attractive grounds of nearly 1/3 acre (sts) with extensive parking and double garage.*

## DESCRIPTION

Midsummer is a substantial detached residence occupying a discreet position at the end of a sweeping gravelled driveway right in the heart of the popular and conveniently located rural village of Colkirk.

The property offers flexible, family sized accommodation arranged around a spacious L-shaped entrance hall, leading to a kitchen/breakfast room with separate utility room and formal dining room, a generous triple aspect sitting room and a charming wraparound hardwood garden room with views to both the front and rear. There is also a large family room, currently used as a hobbies room, together with a cloakroom.

Upstairs, the galleried landing leads to four bedrooms, with the principal bedroom benefitting from an en suite shower room, and a family bathroom. Further benefits include majority UPVC double-glazed windows and doors, oil-fired central heating and a fireplace in the sitting room housing a wood burning stove.

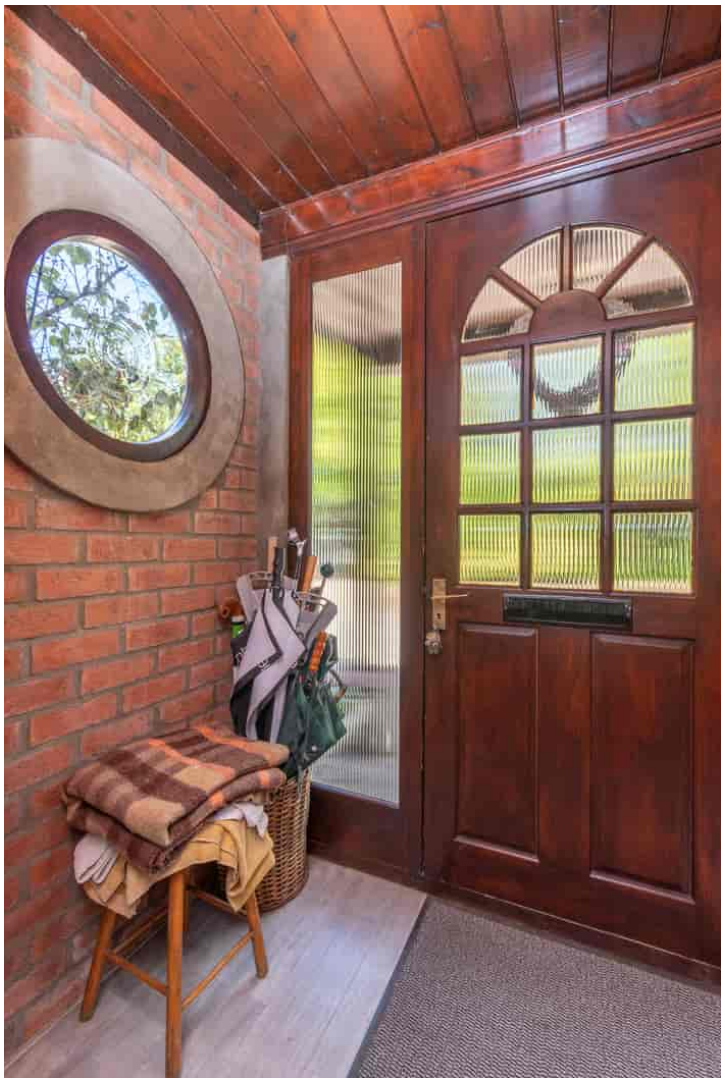


***what3words: ///hired.stilted.skies***

*This what3words address refers to a 3 meter square location.*
*Enter the 3 words into the free what3words app to find it.*

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NR21 7AA



## OUTSIDE

Midsummer House is set back from the road, screened behind a well stocked raised bank planted with a variety of mature shrubs and trees. A sweeping gravelled driveway to the side provides extensive parking for several vehicles and leads to the attached double garage and front entrance porch. The driveway is flanked by lawns and established, well stocked borders with tall fenced boundaries.

From the driveway, a paved pathway leads through a wrought iron gate and around to the rear garden. The attractive garden features two paved terraces opening from the garden room and family room, connected by a paved walkway and extending onto a good sized lawn beyond. The garden is enclosed by tall fencing and established perimeter borders with a wonderful mature walnut tree providing a striking central feature. Also included in the sale are a quality Crane Garden Buildings shed/woodstore and greenhouse (both with power). Outside tap and security lighting. In all, the gardens and grounds extend to just under 1/3 acre (subject to survey).

## SERVICES AND EPC RATING

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band F.

Mains water, mains drainage and mains electricity. Oil-fired central to radiators. EPC Rating Band D.

## TENURE

This property is for sale Freehold.













## SITUATION

Colkirk is an active rural village, approximately 2 1/2 miles from the busy popular market town of Fakenham with all of its amenities such as health facilities, schools and sixth form college, churches, a cinema, library, restaurants, public houses, major supermarkets, traditional food shops, and markets. There is also a racecourse and garden centre close by in the village of Hempton.

Colkirk has a variety of period and modern properties and offers a village primary school, a country public house, village hall, church and a traditional village green with a small well equipped play area. There is also a large recreation field and allotments. The north Norfolk coast is approximately 12 miles away with its large sandy beaches and small coastal villages with a variety of recreational facilities.









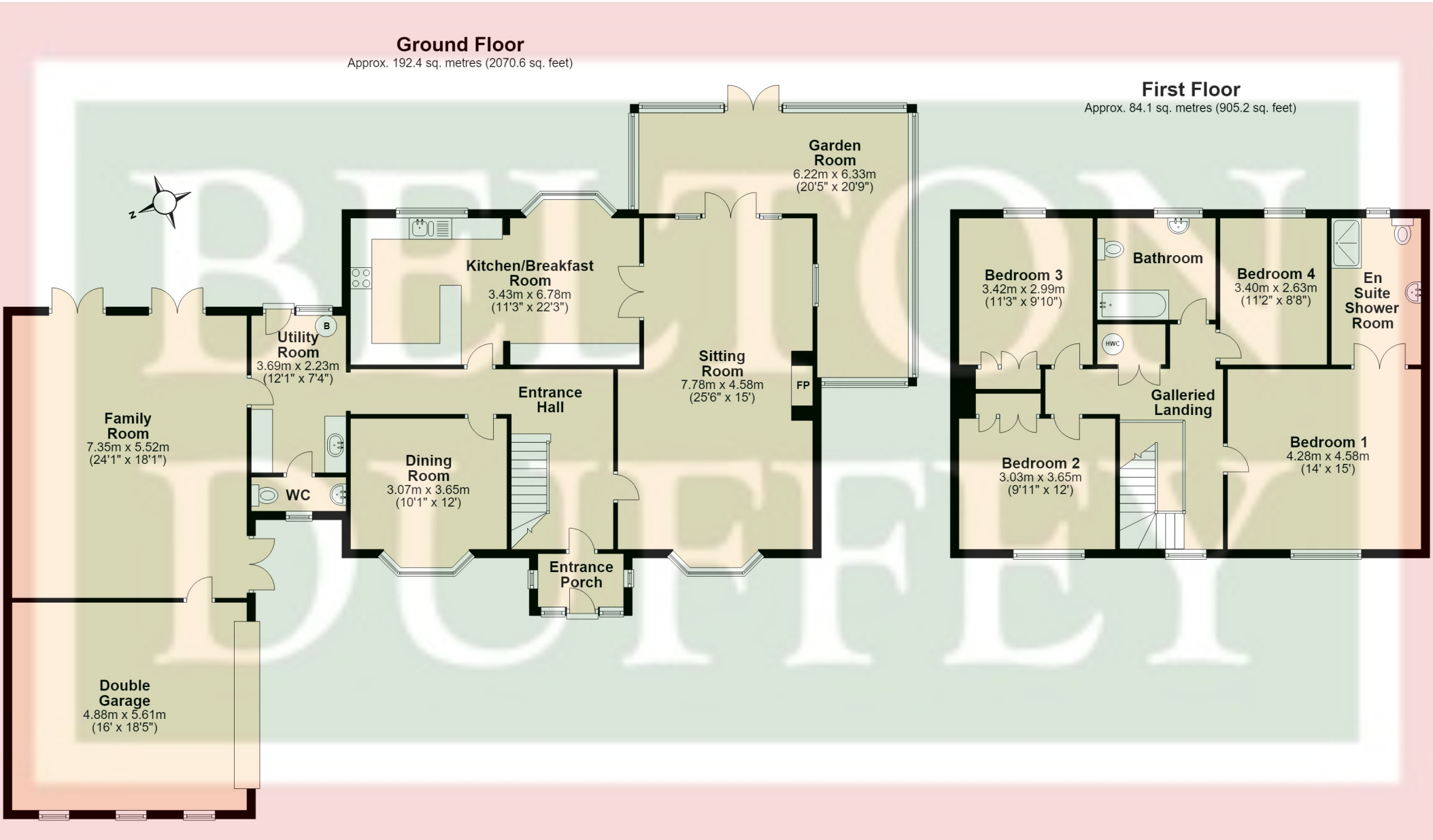













Total area: approx. 276.5 sq. metres (2975.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error or omission.
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.
Plan produced using PlanUp.



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The Property Ombudsman




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