



Magnolia House

FINCHAM

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

Magnolia House

Address, Norfolk
POSTCODE

Sizable Family Home with Accommodation
Extending to Around 2,400sqft

Rural Village Setting

Four Bedrooms, Two with En-Suite

Principal Bedroom with Dressing Area & En-suite

Sociable Kitchen/Dining/Family Area

Separate Home Office or Snug, and Sitting Room

Integral Garage with Ample Off-Road Parking

Air Source Heating and 10 Year LABC Warranty

Approximately 30 Minutes to the
North West Norfolk Coastline

Less Than Six Miles to Downham Market,
with Main Line Rail Links, and Around Nine
Miles to the Market Town of Swaffham

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Magnolia House is an expansive family home nestled in idyllic Norfolk countryside. This residence, crafted by the reputable A Sharman & Sons, spans approximately 2,400 sq. ft. and offers a perfect blend of modern comfort and rural charm.

Boasting four spacious bedrooms, two featuring en-suite facilities, it is the principal bedroom which stands out with its dressing area and luxurious en-suite.

The heart of the home is the sociable kitchen/dining/family area, which is ideal for entertaining and family gatherings. Complementing this space is a separate home office or snug, a sitting room, and practical amenities such as a downstairs cloakroom and utility room.

Designed for today's lifestyle, Magnolia House includes air source heating, a B-rated efficiency, and an integral garage with ample off-road parking. It rests on a generous plot, providing plenty of outdoor space for recreation and relaxation.

Convenience meets tranquillity with Magnolia House's location. Enjoy the serenity of rural living while being only approximately 30 minutes from the stunning North West Norfolk coastline. The market town of Downham Market, with its mainline rail links, is less than six miles away, and the historic port town of King's Lynn is just 10 miles from your doorstep.

With a 10-year LABC warranty, this home can offer you peace of mind and quality for years to come. Magnolia House is not just a residence; it's a lifestyle choice, offering a perfect haven for your family to thrive and grow.





The Developer

With a long-established and well-respected reputation spanning more than five decades, A Sharman & Sons Construction Ltd has remained a generational local family business.

Building their business through reputation and recommendations, they serve the regions of Norfolk, Suffolk, and Cambridgeshire.

Their dedication to quality and customer satisfaction has made them a trusted name in the construction industry.



Specification

External Finishes

- Terracotta Colour Roof Tiles Over Westminster Coloured Brickwork
- Low Maintenance Anthracite Grey Woodgrain Effect Cladding
- Black Aluminium Guttering with UPVC Downpipes
- Anthracite Double Glazed UPVC Windows, Facias & Soffits
- Grey Part Glazed UPVC Front & Side Doors
- Grey Bi-Fold Doors to Rear
- Black Lighting to Front & Rear
- Burnt Ember Block Pathed Driveway
- Anthracite Powered Garage Door
- Power & Light to Garage
- Natural Colour Indian Stone Pathways & Rear Terrace
- Pressure Treated Closed Board Timber Gate & Fence Panels to Side and Rear
- Seeded Lawns & Outside Front Tap

Internal Finishes

- Mud Stoned Emulsion Walls
- White Painted Woodwork
- Oak Stairs with Glass Balustrades
- Oak Doors with Chrome Ironmongery
- Brick Fireplace to Sitting Room
- Television Points to Kitchen Sitting Room, Home Office and Bedrooms
- Smoke Detection System to Entrance Hall & Kitchen
- Fitted Dove Grey Mirrored Doors to Bedrooms 1 & 2
- Tiled Flooring to Entrance Hallway, Kitchen, Utility and Receptions
- Carpeting to Landing and Bedrooms
- Mix of Pendant & Spot Lighting

Kitchen Finishes

- White Base & Wall Units with Chrome Ironmongery
- Light Fleck Quartz Worktops and Upstands

- Grey Base Units with Oak Worktop Island
- Ceramic White Sink with Chrome Mixer Faucet
- Black Induction Hob with Bosch Extractor & Quartz Splashback
- Black Stoves Range Cooker
- Integrated Bosch Fridge Freezer & Dishwasher
- Integrated Bins

Bathroom Finishes

- White Sanitary Ware with Chrome Fittings
- Wall Mounted Towel Radiator
- Mix of Wall Tiles and Emulsion
- Floor Tiling
- Wall Mirrors

General Information

- LABC 10 Year Warranty
- Mains Water, Drainage & Electricity
- Air Source Heating
- Under Floor Heating to Ground Floor & Radiators to 1st Floor



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.

Copyright V360 Ltd 2023 | www.houseviz.com

Fincham

A RELAXED VILLAGE CHARM WELL LOCATED FOR MARKET TOWNS

Fincham, located about 10 miles south of King's Lynn and 5 miles east of Downham Market, exudes a charming village atmosphere with many cherished, timeless homes.

The distinguished St. Martin Church, with its striking perpendicular design and impressive tower, stands as a testament to the village's rich history. Primarily built in 1450, the church has undergone refurbishments, including a Victorian porch addition. Fincham Hall, a splendid Tudor manor, occupies the site of former halls and was the Fincham family residence until 1572. Talbot Hall, another notable manor, adds to the village's architectural heritage. The local pub, The Swan, offers a cosy retreat for residents and visitors.

Nearby Shouldham is a picturesque village with a green, playing field, and popular Forestry Commission warren offering excellent walking and riding areas. Shouldham features an Ofsted 'Outstanding' rated primary school, a bowls and social club, a 16th-century pub and restaurant, a post office, a function hall, and a church.

Both villages are conveniently located near the scenic Fens and captivating Brecks. Fincham provides easy access to Downham Market, one of Norfolk's oldest market towns, with a history tracing back to Saxon times. Downham Market boasts a range of shops, a busy Friday and Saturday market, schools, nurseries, and a college. Its Gothic black and white town clock is a notable feature. The town's mainline railway station offers fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). Ideal for walking, cycling, boating, and fishing, this area offers ample opportunities for outdoor activities.



Note from Sowerbys



“A garden perfect to unwind in and feel at one with the rural location.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Air source heating with ground floor underfloor heating and radiators on the first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.


LOCATION

What3words: ///caravans.bedsread.silent

AGENT'S NOTE

Some pictures have been virtually staged with computer generated images.

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 Estate Agents Limited is a company registered in England and Wales,
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL