



Hoggs Drove, Marham, King's Lynn, PE33 9JW

welcome to

Hoggs Drove, Marham King's Lynn

>> **CHAIN FREE!** A well presented 3 bedroom detached family home, occupying a delightful edge of village location with pleasant views over surrounding countryside to the front aspect. This lovely home boasts a modern open-plan kitchen and dining room, enclosed rear garden, garage and much more!

We are excited to present to the market this fabulous 3 bedroom detached house, situated in a prominent position within the sought-after and well-serviced village of Marham.

In brief, the ground floor accommodation comprises a welcoming dual aspect lounge with feature fireplace, leading to a modern fitted kitchen with an open-plan arch to the dining room and access to the enclosed rear garden. This is complemented on the first floor by three good sized bedrooms and a contemporary fitted family bathroom. Coupled with this accommodation, the property benefits from oil fired radiator central heating and UPVC double glazed windows and external entrance doors throughout. Outside, there are front and rear gardens, off-road parking and a garage.

Offering a 'move straight in' feel with **NO ONWARD CHAIN**, internal viewing is essential to fully appreciate all this home has to offer!

Accommodation

UPVC part glazed external entrance door opening to:

Lounge

18' 2" x 12' 9" (5.54m x 3.89m)

Feature fireplace with decorative surround and hearth, staircase rising to the first floor landing with under-stairs storage cupboard, radiator, LVT flooring, dual aspect UPVC double glazed windows to the front and side, door opening to:

Kitchen

10' 1" x 8' 11" (3.07m x 2.72m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over and matching splash backs, inset sink and drainer with mixer tap, built-in oven and hob with concealed cooker hood and glass splash back, plumbing for washing machine, space for fridge-freezer, LVT flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, open-plan arch to:

Dining Room

10' 1" x 8' 8" (3.07m x 2.64m)

Radiator, LVT flooring, UPVC double glazed window to the rear aspect.

First Floor Landing

Built-in linen cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 11" x 9' 9" max narrowing to 8' 9" min (3.94m x 2.97m max narrowing to 2.67m min)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 2" x 9' 9" (3.10m x 2.97m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.





Bedroom 3

9' 3" max x 8' 1" max narrowing to 5' 5" min (2.82m max x 2.46m max narrowing to 1.65m min)

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin and panelled bath with shower screen and shower over, splash backs, radiator, extractor fan, LVT flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a lawned garden with a pathway leading to the main entrance door. The pleasant location of this property offers countryside views to the front elevation.

The enclosed rear garden is laid mainly to lawn with a small patio area and oil tank. The garage for the property is located to the rear aspect, accessed via a gravelled driveway.

Agents Note

This property is subject to an annual charge for the private water pumping station, situated to the front boundary. Further details of this can be obtained from the vendors solicitor at the time of purchase.



Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts many amenities including a shop, Costcutter store, primary school, doctor's surgery and pizza and Chinese take-aways. There is also a church, bowls club and the village is on a regular bus route. A broader range of amenities are available in the bustling market town of Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday Market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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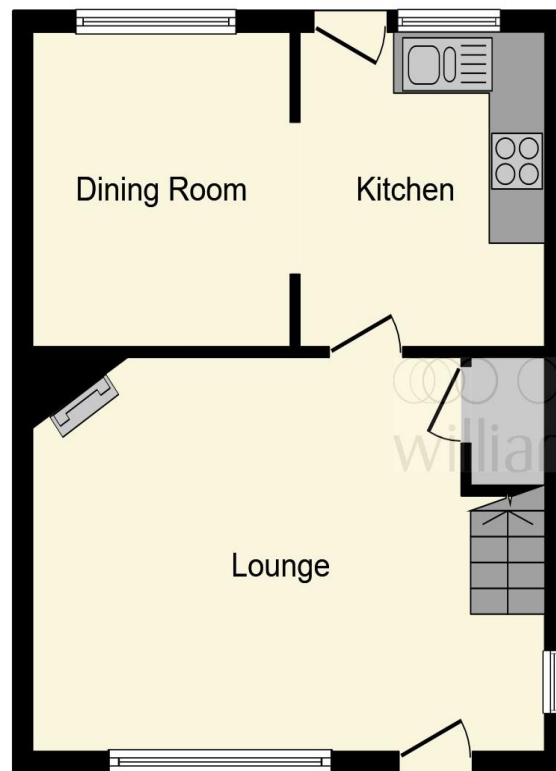
- **NO ONWARD CHAIN!**
- 3 bedroom detached house with field views to the front
- Sought-after village location
- Front and rear gardens, off-road parking and garage
- Modern open-plan kitchen and dining room
- Dual aspect lounge with feature fireplace
- Contemporary fitted family bathroom
- UPVC double glazing and oil fired central heating

Tenure: Freehold EPC Rating: D

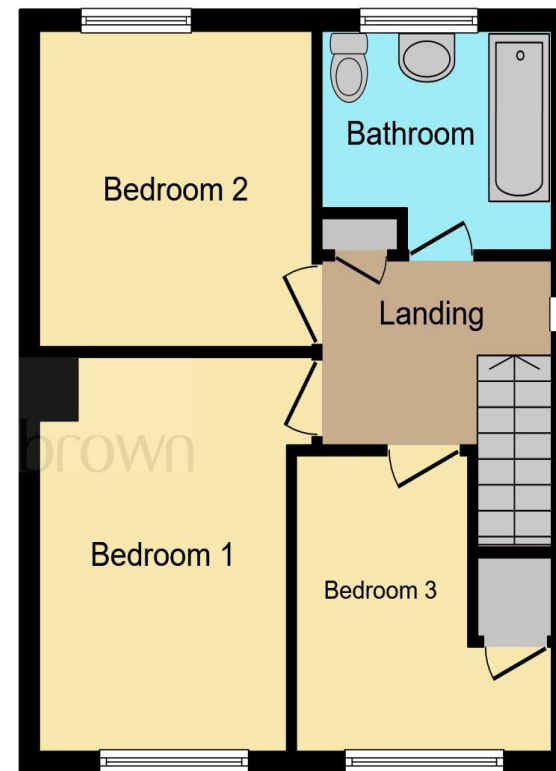
£260,000

directions to this property:

Leave Swaffham via A47 in the direction of King's Lynn. At the round-a-bout, take the first exit onto the A1122. After approximately 4 miles, take the right hand turn, signposted 'Narborough' and 'RAF Marham'. Take the next left hand turn, signposted 'Marham'. Proceed along Marham Road and into the village onto The Street. Before reaching Donato's, take the right hand turn onto Hoggs Drove and the property will be found along on the left hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109507 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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