



Fen Road, Upper Marham, King's Lynn, PE33 9LQ

welcome to

Fen Road, Upper Marham, King's Lynn

A beautifully presented 3 bedroom home, located within the sought-after village of Marham. Offering well-proportioned accommodation including a modern kitchen and bathroom, spacious lounge with wood burner, dining room with French doors to the enclosed rear garden, off-road parking and field views!

We are extremely pleased to present to the market this extended and much-loved 3 bedroom mid-terraced house, situated within the sought-after, well-serviced village of Marham. Marham is well-known for its RAF station and military airbase, located almost 9 miles equidistant of the bustling market towns of Swaffham and Downham Market, also offering easy access to King's Lynn and Norwich.

In brief, the accommodation comprises: entrance hall, spacious lounge with wood burner, separate dining room with French doors opening to the rear garden, contemporary fitted kitchen and utility/lobby area. This is complemented on the first floor by 3 great sized bedrooms, two with built-in storage, and a modern four-piece family bathroom suite.

Coupled with this accommodation, the property further benefits from recently installed replacement UPVC double glazed windows and front entrance door, together with gas fired central heating. Outside, there are front and rear gardens, two allocated off-road parking spaces and lovely, far-reaching field views to the front aspect.

Presented in excellent decorative order and appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike, internal viewing is strongly advised to avoid disappointment!

Accommodation:

Part double glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, tiled flooring, UPVC double glazed window to the front aspect, opening through to the kitchen, door opening to:

Lounge

19' 11" x 11' 9" max (6.07m x 3.58m max)
Feature fireplace with inset wood burner, decorative surround and hearth and timber mantelpiece, radiator, television and telephone points, wood effect laminate flooring, UPVC double glazed window to the rear aspect, opening through to:

Dining Room

9' 8" x 8' 9" (2.95m x 2.67m)
Wood effect laminate flooring, UPVC double glazed French doors opening to the rear garden.

Kitchen

13' 6" max x 7' 5" (4.11m max x 2.26m)
A range of wall and floor mounted fitted kitchen units with solid wood work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven, plumbing for washing machine, radiator, tiled flooring, under-stairs storage cupboard, further built-in storage cupboard, UPVC double glazed window to the front aspect, opening to:

Utility / Lobby Area

12' 11" x 4' 6" (3.94m x 1.37m)
A further range of wall and mounted fitted units with work surfaces over, space for fridge-freezer, radiator, tiled flooring, part double glazed external entrance door opening to the rear garden.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.





Bedroom 1

12' x 11' 2" (3.66m x 3.40m)

Built-in storage wardrobe, built-in storage cupboard, radiator, television point, carpet flooring, loft access, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 11" max x 11' 5" (3.63m max x 3.48m)

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

Bedroom 3

9' max x 8' 6" max (2.74m max x 2.59m max)

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, panelled bath with mixer taps and shower attachment over and separate shower cubicle, tiled splash backs and surrounds, heated towel rail, tiled flooring, extractor fan, inset ceiling spotlights, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is a lawned garden area with a pathway leading to the main entrance door. We understand this property benefits from two allocated off-road parking spaces, located at the end of the terrace.

The fully enclosed rear garden is mainly laid to lawn with a shingle patio seating area, stepping stones and hedging.

Also benefitting from wonderful, far-reaching field views to the front aspect, which can only be fully appreciated by viewing the property.



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.

Agents Note

We understand from the vendor that there is a service and maintenance charge of approximately £109.00 per month for the upkeep of the communal areas within this development. Further details of this and the current price can be obtained from the vendors solicitor at the time of purchase.

Council Tax Band

This property is Council Tax band A.

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

directions to this property:

From the William H Brown office, leave Swaffham via the A47 in the direction of King's Lynn. At the round-a-bout, take the first exit onto the A1122 in the direction of Downham Market. After approximately four miles, take the right turn, signposted 'Narborough' and 'RAF Marham'. Continue, taking the next left hand turn, signposted 'Marham'. Just before entering the village of Marham, take the left hand turn signposted 'RAF Marham'. Proceed along, taking the first right hand turn onto Burnthouse Drove. Take the right hand turn onto Windmill Road and at the end of the road, turn right onto Fen Road. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Fen Road, Upper Marham, King's Lynn

- Stunning 3 bedroom terraced family home
- 2 reception rooms, including lounge with wood burner and formal dining room
- Modern fitted kitchen and 4-piece family bathroom
- Enclosed rear garden and stunning field views to the front
- Two allocated off-road parking spaces
- Recently replaced UPVC double glazed windows
- Gas fired radiator heating
- Popular village location

Tenure: Freehold EPC Rating: C

offers in excess of **£190,000**



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:
SFM109577 - 0008

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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