



Laburnum House, The Street, Marham, King's Lynn, PE33 9HP

welcome to

Laburnum House, The Street, Marham, King's Lynn

A beautifully presented, non-estate 4 bedroom detached home, occupying a delightful village setting. This spacious property boasts ample accommodation with an open-plan kitchen/dining room, lounge, study/home office, conservatory, en suite, detached garage, off-road parking and much more!

We are delighted to bring to the market this very well presented 4 bedroom detached family home, located in a non-estate position within the sought-after village of Marham, within easy reach of village amenities and facilities. This well-proportioned home offers ample space inside and out for all the family and has been further enhanced since construction with the addition of a conservatory to the rear aspect.

In brief, the accommodation comprises; entrance hall with stairs rising to the first floor landing, cloakroom w.c, study/home office, generous lounge with patio doors to the rear garden and a modern open-plan kitchen/dining room with access into the conservatory. This is complemented on the first floor by the master bedroom with dressing area and en suite shower room, three further bedrooms and a family bathroom.

Heated via an oil fired central heating system, the property also boasts solar PV and UPVC double glazed windows throughout. Outside, this wonderful home benefits from a large brick-weave driveway that provides off-road parking and access to a detached garage. There is also an enclosed, well-tended rear garden, which is laid mainly to lawn with a patio seating area and timber garden storage shed.

A full internal inspection is essential to fully appreciate the accommodation and location offered for sale!

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, engineered wooden flooring, UPVC double glazed window to the front aspect, doors opening to the study, lounge and kitchen/dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window to the side aspect.

Study/ Home Office

8' 2" x 7' 3" (2.49m x 2.21m)

Radiator, engineered wooden flooring, UPVC double glazed window to the front aspect.

Lounge

15' 10" x 11' 1" (4.83m x 3.38m)

Radiator, television point, engineered wooden flooring, UPVC double glazed patio doors opening to the rear garden.

Open-Plan Kitchen/ Dining Room

16' 10" x 10' 11" (5.13m x 3.33m)

Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and hob with extractor hood over, plumbing for washing machine, space for fridge-freezer, oil fired central heating boiler, radiator, inset ceiling spotlights, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect, open-plan to:

Dining Area

Radiator, tiled flooring, UPVC double glazed French style doors opening to:

Conservatory

9' 6" x 9' (2.90m x 2.74m)

Of UPVC double glazed construction on a brick base with mono-pitched tinted roof, power, laminate flooring, UPVC double glazed external entrance door opening to the rear garden.





First Floor Landing

Built-in cupboard, carpet flooring, loft access, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

17' 8" max narrowing to 11' 7" x 9' 7" (5.38m max narrowing to 3.53m x 2.92m)

Dressing Area

Built-in storage wardrobe, carpet flooring, opening to:

Main Bedroom Area

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, part tiled walls, shaver point, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window overlooking the side aspect.

Bedroom 2

11' 1" x 8' 3" (3.38m x 2.51m)

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

Bedroom 3

9' 5" x 8' 6" (2.87m x 2.59m)

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

Bedroom 4

7' 7" x 7' 2" (2.31m x 2.18m)

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



Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with shower screen and shower unit over, part tiled walls, shaver point, heated towel rail, tiled flooring, extractor fan, dual aspect UPVC double glazed windows overlooking the side and front.

Outside

The property is approached via a well-proportioned brick-weave driveway and turning area, which provides off-road parking and access to the detached garage. This is bordered by a low maintenance stocked garden area. A side pathway and gate gives access into the rear garden.

The enclosed rear garden is laid mainly to lawn with a paved patio seating areas, stocked borders areas, timber garden storage shed and retaining fencing.

Garage

Up and over door.

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 D.

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



view this property online williamhbrown.co.uk/Property/SFM109621



welcome to

Laburnum House, The Street, Marham

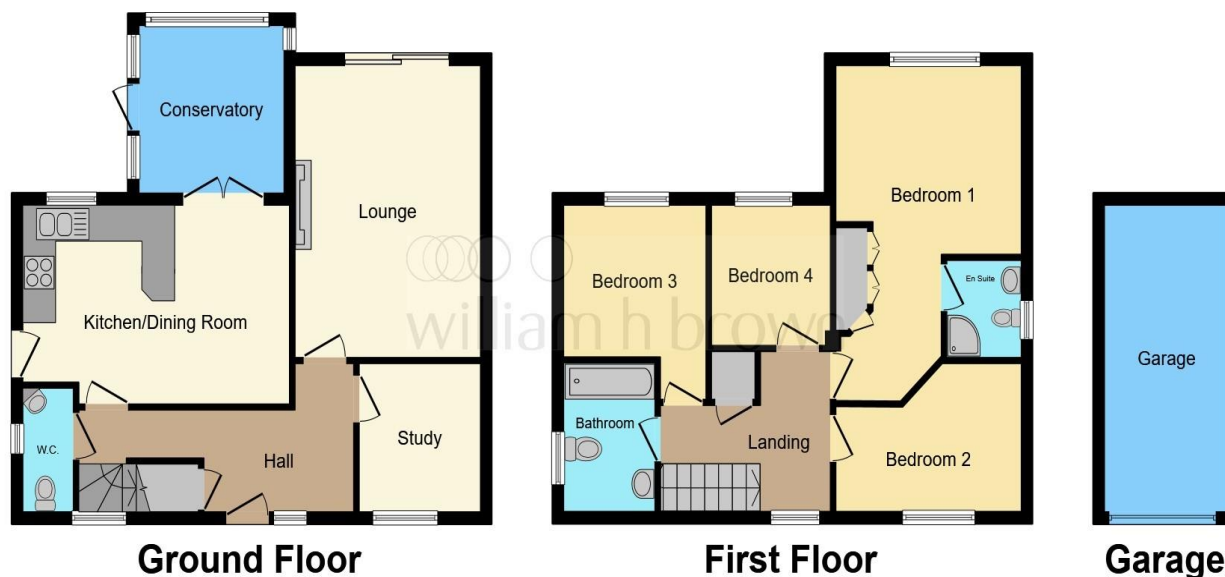
- Well-proportioned 4 bedroom detached house
- Enclosed rear garden, ample parking and garage
- Modern open-plan kitchen/dining room
- Spacious lounge with patio doors to the rear garden
- Study/home office and conservatory
- Ground floor w.c, en suite and family bathroom
- Solar PV, oil central heating & double glazed windows
- Non-estate village setting

Tenure: Freehold EPC Rating: C

£340,000

directions to this property:

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'. Take the next left hand turn, signposted 'Marham'. Follow the road almost all the way through the village of Marham. Before reaching the Church, the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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.

view this property online williamhbrown.co.uk/Property/SFM109621



Property Ref:
SFM109621 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk