



Strathmore, Boughton Road, Fincham, King's Lynn, PE33 9ER

welcome to

Strathmore, Boughton Road, Fincham, King's Lynn

NON-ESTATE VILLAGE LOCATION! An extremely spacious 3 double bedroom detached bungalow, perfectly positioned within a generous plot of just over 1/3 of an acre (STMS). The property benefits from versatile accommodation with ample off-road parking, stunning outside space, double garage and more...

We are delighted to offer for sale this substantial detached bungalow of attractive light coloured brick elevations under a tiled roof, occupying a non-estate setting within this popular, peaceful village. The bungalow boasts 3 double bedrooms, all offering built-in storage wardrobes, with a five-piece family bath/shower room and separate cloakroom/guest w.c. There is a bright and airy dual aspect lounge and formal dining room, both with patio doors to the rear garden, together with a fully fitted kitchen and utility room. This is complemented by a roomy entrance hall with ample storage space. Coupled with this accommodation, the property benefits from UPVC double glazed windows and oil fired radiator central heating. Outside, this fabulous bungalow sits centrally within a generous plot of just over 1/3 of an acre (STMS) of mainly lawned gardens, which are a particular feature of the property. Approached over a large gravelled driveway of approximately 150ft with turning spur, there is also a detached double garage/workshop, garden store, timber summerhouse and further storage shed. A full internal inspection is highly recommended to fully appreciate the size, location, accommodation and grounds offered for sale!

Accommodation:

UPVC part glazed obscure glass external entrance door opening to:

Spacious Entrance Hall

Built-in airing cupboard, further built-in cupboard, radiator, carpet flooring, loft access, UPVC full-height double glazed obscure glass windows to the front aspect, doors opening to the lounge, dining room, kitchen, all bedrooms and family bathroom, further door opening to:

Walk-In Cloaks Cupboard

Radiator, carpet flooring, door opening to:

Cloakroom/ Guest W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, tiled flooring, UPVC double glazed window to the front aspect.

Lounge

23' 11" x 13' 11" (7.29m x 4.24m)

A bright and airy dual aspect room with a feature fireplace with decorative York stone surround, stone hearth and timber mantelpiece, two radiators, television point, wall lighting, carpet flooring, dual aspect with UPVC double glazed window to the front and UPVC double glazed sliding patio style doors opening to the rear garden.

Dining Room

12' 2" x 10' 11" (3.71m x 3.33m)

Radiator, carpet flooring, UPVC double glazed sliding patio style doors opening to the rear garden, door opening to:

Kitchen

11' 9" x 10' 10" (3.58m x 3.30m)

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units in light wood finish with contrasting work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, matching dresser unit, tiled splash backs and surrounds, built-in eye-level double oven, fitted hob with cooker hood over, integrated larder fridge-freezer, integrated dishwasher, ceramic tiled flooring, UPVC double glazed window to the rear aspect, door opening to:

Utility Room

11' 10" x 5' (3.61m x 1.52m)

Fitted base units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, plumbing for washing machine, radiator, ceramic tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.





Bedroom 1

15' 8" max narrowing to 12' " min x 9' 11" (4.78m max narrowing to 3.66m min x 3.02m)

Two built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

11' 10" x 10' (3.61m x 3.05m)

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

Bedroom 3

11' 10" max x 10' 8" max (3.61m max x 3.25m max)

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

Family Bathroom

Five-piece suite comprising low level w.c, low level bidet, hand wash basin, panelled bath with hand-held shower attachment over and separate shower cubicle, shaver point, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the side aspect.

Outside

This wonderful bungalow sits centrally within a generous and glorious plot of just over 1/3 of an acre (STMS). The property is approached from Boughton Road via a gravelled sweeping driveway of approximately 150ft (STM), which leads down to the front of the bungalow and also past the side towards the rear where the double garage is located, offering ample off-road parking and turning space.

There is a well-manicured large mainly lawned front garden, bordered by mature evergreen hedging and well-established, attractive plant and shrub beds with a central feature patio seating area, Pergola and stepping stones.

The beautifully tended rear garden is laid mainly to lawn with a large paved patio seating area, ideal for entertaining friends and family in the spring and summer evenings, together with a further circular patio area, interspersed with established flower and shrub bed borders, offering a degree of privacy to the occupants. A paved pathway leads to the bottom of the garden to a further large paved patio area with a timber summerhouse and timber garden storage shed. Behind the garage you will find a further hard-standing area, ideally housing the oil tank and giving pedestrian access into a shed that has been incorporated into the double garage.

Double Garage/ Workshop

21' max narrowing to 16' 7" x 7' 9" (6.40m max narrowing to 5.05m x 2.36m)

Electrically operated up and over double door to the front aspect, UPVC double glazed window to the side aspect, UPVC personal door opening to the side aspect, power and lighting connected.

Location

The historic village of Fincham is ideally situated approximately 6 miles from the bustling market town of Downham Market and 9 miles from Swaffham along the A1122, offering easy access for routes to Norwich, King's Lynn, Cambridge and beyond. Fincham offers amenities including a petrol station, public house/restaurant, vehicle repair shop, hair salon, florist and village hall with playing field. Further amenities and facilities can be found in both nearby Downham Market and Swaffham, which offer large supermarkets, schooling, sports and leisure facilities, together with both doctors and dentist facilities. There are direct train links to Cambridge and London Kings Cross from Downham Market.

Council Tax Band

This property is Council Tax band E.

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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welcome to

Strathmore, Boughton Road, Fincham

- 3 double bedroom detached bungalow
- Non-estate village location
- Ample off-road parking and detached double garage/workshop
- Generous 1/3 of an acre plot with beautifully-tended front and rear gardens
- 2 reception rooms, both with patio doors to the rear garden
- Fully fitted kitchen and separate utility room
- Five-piece family bathroom and cloakroom w.c
- Oil fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: D

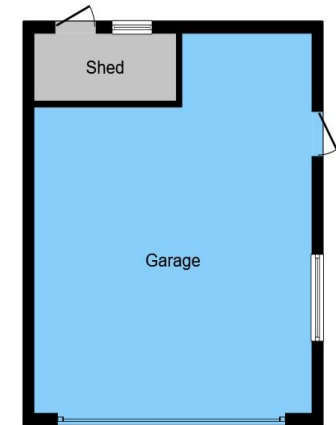
offers in excess of **£425,000**

directions to this property:

Upon entering the village of Fincham from the Swaffham/A1122 direction, proceed along Swaffham Road and take the left hand turn onto Boughton Road, sign posted 'Boughton' 'Wereham'. Continue along this road for a short distance and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SFM109590 - 0004

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