



**Fen Road, Upper Marham, PE33 9LQ**



**welcome to**

**Fen Road, Upper Marham King's Lynn**

>> NO ONWARD CHAIN!! A very well presented 3 bedroom end-terraced family home, situated within this sought-after area in the popular village of Marham. This lovely home benefits from a modern fitted kitchen, 23' lounge/dining room, large enclosed rear garden and off-road parking!



### Accommodation:

Composite part glazed external entrance door opening to:

#### Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, carpet flooring, fitted door mat, UPVC double glazed window to the front aspect, door opening to the kitchen, further door opening to:

#### Lounge / Dining Room

23' 9" x 11' 11" max ( 7.24m x 3.63m max )

Two radiators, television point, telephone point, carpet flooring, two UPVC double glazed windows with secondary glazing to the rear aspect.

#### Kitchen

11' 1" x 8' 4" ( 3.38m x 2.54m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric cooker with cooker hood over, space for under counter appliances, space and plumbing for washing machine, built-in storage cupboards, vinyl flooring, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the side aspect.

#### First Floor Landing

Airing cupboard, carpet flooring, two UPVC double glazed windows overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

#### Bedroom 1

12' 7" x 10' 3" ( 3.84m x 3.12m )

Built-in storage wardrobes, radiator, carpet flooring, loft access, UPVC double glazed window with secondary glazing overlooking the rear aspect.

#### Bedroom 2

10' 2" x 8' 11" ( 3.10m x 2.72m )

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window with secondary glazing overlooking the rear aspect.

#### Bedroom 3

9' 7" x 7' 9" ( 2.92m x 2.36m )

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

#### Family Bathroom

Suite comprising hand wash basin and panelled bath with shower over, tiled splash backs and surrounds, vinyl flooring, extractor fan, fitted bathroom mirror, UPVC double glazed windows overlooking the side.

#### Separate Cloakroom W.C

Suite comprising low level w.c, radiator, vinyl flooring,

#### Outside

To the front of the property, there is a lawned garden area with some attractive hedging, a pathway leads to the main entrance door.

Gated side access leads into the very generous rear garden, which is mainly laid to lawn with a paved patio seating area.

#### Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts amenities including a shop, primary school, doctor's surgery, pizza and Chinese take-aways, and a Naffi convenience store. 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 A.

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

change.

#### Agents Note

An annual estates charge is applicable for the property for the upkeep of the communal areas within this development, this is estimated at £60 per month and includes water and sewage. Further details of this and confirmation of the current charge can be obtained from your Conveyancer at the time of purchase.

#### directions to this property:

From the William H Brown Swaffham office, take Lynn Road (A47) out of town and join the A47 in the direction of King's Lynn. Follow this road to the round-a-bout and take the first exit 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'. Just before entering the village of Marham, take the left hand turn signposted 'RAF Marham'. Continue 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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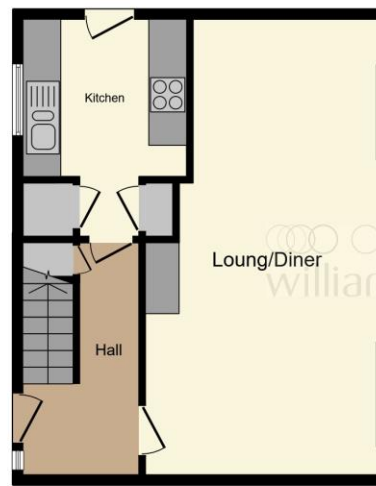
welcome to

## Fen Road, Upper Marham King's Lynn

- Well presented 3 bedroom end-terraced house
- 23' lounge/dining room
- Modern fitted kitchen
- Generous plot with large front and rear gardens
- Allocated off-road parking space

Tenure: Freehold EPC Rating: C

# £190,000



Ground Floor



First Floor

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110326 - 0002

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