



**Walnut Walk, Marham, PE33 9JE**



**welcome to**

## **Walnut Walk, Marham**

A beautifully presented 3 bedroom detached bungalow, located in a quiet cul-de-sac in the sought-after village of Marham. Offering a contemporary fitted kitchen, modern shower room, front & rear gardens, driveway parking and a garage!



### Accommodation:

UPVC part glazed entrance door opening to:

#### Kitchen

18' 3" x 8' 10" ( 5.56m x 2.69m )

A beautiful kitchen comprising a range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, stainless steel sink and drainer unit with swan-neck chrome mixer tap, space and plumbing for a washing machine or dishwasher, space for an electric range style cooker with wall mounted extractor hood over, inset ceiling spotlighting, space for an American style fridge freezer radiator, breakfast bar facing the dual aspect UPVC double glazed windows to front and side, UPVC part glazed door opening to the side.

#### Inner Hall

Radiator, loft access, storage cupboard, carpet flooring, doors to lounge, kitchen, all three bedrooms, family bathroom and separate cloakroom w.c

#### Lounge

17' 6" x 5' 6" ( 5.33m x 1.68m )

Radiator, tv and telephone points, carpet flooring, UPVC double glazed window to front aspect.

#### Bedroom 1

15' 5" max narrowing to 12' 8" min x 11' 2" ( 4.70m max narrowing to 3.86m min x 3.40m )

Built-in bedroom furniture, radiator, carpet flooring, TV Point, UPVC double glazed window to rear aspect.

#### Bedroom 2

10' 10" x 8' 11" ( 3.30m x 2.72m )

#### Conservatory

11' x 8' 10" ( 3.35m x 2.69m )

Recently installed conservatory constructed of UPVC double glazed windows, wood effect flooring, doors opening to the garden.

#### Bedroom 3

8' 11" x 8' 11" ( 2.72m x 2.72m )

Radiator, carpet flooring, TV point, UPVC double

glazed window to rear aspect

#### Family Bathroom

Modern shower suite comprising vanity style sink unit with storage under, low level w.c, double shower cubicle with mains connected shower attachment, fully tiled floor and walls, fitted bathroom mirror, extractor fan, inset spotlighting, UPVC double glazed obscure glass window to side aspect.

#### Cloakroom W.C

Suite comprising low level w.c, hand wash basin and radiator

#### Outside

To the front of the property there is a mainly lawned garden area interspersed with plants and shrubs, retained fencing, steps lead to a decks seating area, A long driveway leads past the side elevation of the bungalow and leads to the car port and single garage.

The rear gardens mainly laid to lawn with a paved patio seating area, a further decks seating area is located to the side aspect, a timber summer house which is fully insulated, with electric, heating and Ethernet connectivity and garden shed a long with external lighting and far reaching field views allow the occupants to enjoy this private garden.

#### Garage

Detached single garage with an up & over electric remote control front door, lighting, power sockets, window and door to the rear garden.

#### 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 C.

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 Swaffham take the A 47 in the direction of King's Lynn turning left at the roundabout onto the Downham Market Road. After approximately 4 miles turn right towards Marham. After a further mile turn left towards the village itself. Carry on through the village. Turn left into Villebois Road and proceed to the end of the road where Walnut Walk performs a 'T' Junction. Turn right where the property can be found.



**view this property online** [williamhbrown.co.uk/Property/SFM110783](http://williamhbrown.co.uk/Property/SFM110783)



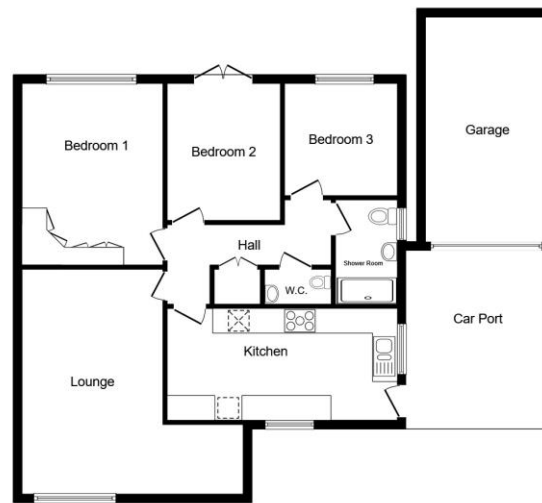
welcome to

## Walnut Walk, Marham

- Spacious 3 bedroom detached bungalow in elevated position
- Presented in excellent condition throughout
- Modern kitchen, shower room and cloakroom w.c
- UPVC double glazing and oil fired central heating
- Good size rear garden with far reaching field views

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Floor Plan

£290,000

Total floor area 100.0 m<sup>2</sup> (1,077 sq.ft.) approx

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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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