



Hoggs Drove, Marham, King's Lynn, PE33 9JW

welcome to

Hoggs Drove, Marham, King's Lynn

A charming 3 bedroom detached family home, located within the popular village of Marham. The property offers generous living accommodation throughout, with three reception rooms, modern kitchen, comfortable bedrooms & en suite, as well as an integral garage, large driveway & garden.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Double-glazed window to the side.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

Lounge

15' 7" x 14' 8" (4.75m x 4.47m)

Double-glazed window to the front. Radiator. Fireplace with log burner. French doors to:

Dining Room

9' 4" x 9' 2" (2.84m x 2.79m)

Radiator. Opening to:

Conservatory

11' 7" x 9' 9" (3.53m x 2.97m)

Of brick & uPVC construction. Double-glazed windows to the side & rear. Double-glazed French doors to the side leading to the rear garden.

Kitchen

13' 7" x 8' 4" (4.14m x 2.54m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, a built-in double oven & an induction hob with cooker hood over. There is also space & plumbing for a dishwasher. Radiator. Double-glazed window to the rear.

Entrance Hall

Double-glazed door to the front. Radiator. Double-glazed door to the rear leading to the rear garden.

Utility Room

11' 8" x 7' 6" (3.56m x 2.29m)

Fitted with wall & base units with work surfaces over. One & a half bowl stainless steel sink & drainer unit. Space & plumbing for washing machine & tumble dryer.

First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access.

Bedroom One

10' 8" x 9' 6" plus recess (3.25m x 2.90m plus recess)

Double-glazed window to the front. Radiator,

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Heated towel rail. Double-glazed window to the side.

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

Double-glazed window to the rear. Radiator.

Bedroom Three

8' 1" x 7' 5" (2.46m x 2.26m)

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the rear.

Outside

To the front of the property, a generous brickweave driveway provides off-road parking for several cars & leads to the integral garage. The front garden is enclosed by a wrought-iron fence & is laid to lawn, enclosed by mature trees & hedging for added privacy. To the rear, the garden is enclosed by timber fencing & is laid to lawn, alongside a patio area which is partially covered by a porch, as well as various plants, shrubs & hedges. There is also a small garden pond & a chicken run.

Integral Garage

With up & over garage door. Partly split with utility area.

Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for more information if required.

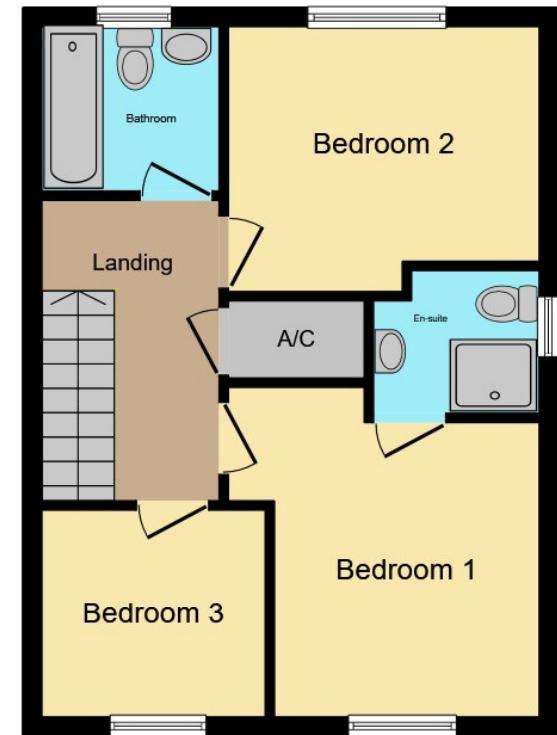


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Ground Floor



First Floor

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welcome to

Hoggs Drove, Marham, King's Lynn

- 3 bedroom detached house
- Lounge, dining room + conservatory
- Utility area
- Integral garage
- Driveway parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



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