



Hillside, Marham, PE33 9JJ

welcome to

Hillside, Marham

>>NO ONWARD CHAIN! A well presented 3 bedroom semi-detached family home, occupying a lovely position within the sought-after village of Marham. The property boasts ample off-road parking and detached garage, together with well-tended front and rear gardens and generous accommodation!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, wood effect flooring, door opening to the lounge, further door opening to:

Ground Floor Cloakroom W.C

Low level w.c, hand wash basin, fully tiled walls and flooring, heated towel rail, UPVC double glazed window to the front aspect.

Lounge

Inset wood burning stove with tiled hearth, wood effect flooring, television and telephone points, radiator, UPVC double glazed window to the front aspect

Dining Room

Radiator, wood effect flooring, UPVC double glazed window to the rear aspect

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for a Rangemaster style cooker, space for fridge-freezer, plumbing for washing machine, radiator, wood effect flooring, UPVC double glazed window to the rear aspect, and UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Radiator, carpet flooring, storage cupboard, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the shower room.

Bedroom 1

Built-in triple wardrobes, carpet flooring, radiator, television point, UPVC double glazed windows overlooking the front aspect.

Bedroom 2

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

Bedroom 3

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower, fully tiled walls, fitted bathroom mirror and cabinet, radiator, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a driveway, which provides ample off-road parking and access to the detached garage. There is also a gravelled front garden with decorative plants and shrubs.

The generous rear garden is laid mainly to lawn with a decked patio seating area to the front and a further paved patio seating area to the bottom of the garden. The border to the rear are stocked with plants and flowers, a timber garden shed, and external lighting complete the garden.

Garage

Up & Over door, power sockets, lighting, window to side aspect and personal door opening to the 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, Indian 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.



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welcome to

Hillside, Marham

- Beautiful 3 bedroom semi-detached house
- Presented in excellent condition throughout
- Lounge with inset wood burning stove
- Modern fitted kitchen and separate dining room
- Generous front and rear gardens
- UPVC double glazed windows & oil fired radiator heating
- Driveway off-road parking and detached garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£250,000



directions to this property:

Upon entering the village of Marham from the Swaffham/Narborough direction, proceed along onto The Street and continue around the sharp bend. Take the left hand turn onto Hillside immediately after the Chinese restaurant and then take the first left hand turn, also onto Hillside. Follow the road round to the right and all the way to the end, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111030 - 0002

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