

8 California, Fincham, King's Lynn, Norfolk, PE33 9EP

£200,000

- Generous Garden & Gated Driveway
- Living Room with Wood Burner
- Utility & Ground Floor Bathroom
- 2 Bedrooms
- Garden Room
- Kitchen/Dining Room
- UPVC Double Glazing
- NO CHAIN!
- Semi Detached Cottage
- Oil Central Heating

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Kitchen/Dining Room
12' 6" x 15' 3" (3.81m x 4.65m)

Bathroom
9' 0" x 4' 10" (2.74m x 1.47m)

Bedroom 1
10' 9" x 11' 9" (3.28m x 3.58m)

Bedroom 2
6' 9" x 7' 9" (2.06m x 2.36m)

Agents Note
Buyers are made aware that the garden room has suffered with subsidence and previous surveys recommended that a tree was removed and hedging maintained which was carried out by the current owner.

Garden Room
7' 2" x 10' 8" (2.18m x 3.25m)

Living Room
12' 6" x 11' 9" (3.81m x 3.58m)

Utility Room
3' 1" x 4' 6" (0.94m x 1.37m)

Offered with No Onward Chain, this delightful two-bedroom semi-detached cottage enjoys an attractive village setting with beautiful countryside views to the rear, offering a wonderful opportunity to embrace peaceful rural living in the Norfolk village of Fincham. Full of charm and character, the accommodation includes a welcoming living room centred around a wood-burning stove, creating a warm and cosy atmosphere throughout the colder months. The spacious kitchen/dining room provides an ideal space for everyday living and entertaining, while the utility room offers practical storage and laundry space. Completing the ground floor is a family bathroom featuring both a bath and a separate shower. Upstairs, there are two bedrooms, the main bedroom has a bank of wardrobes and draws and overlooks the garden to the front. Outside, the property continues to impress with a generous garden, perfect for relaxing, gardening or entertaining family and friends. A versatile garden room provides excellent additional space for a home office, hobby room or summer retreat. To the front, a gated driveway offers convenient off-road parking. Further benefits include oil-fired central heating and UPVC double glazing throughout. Fincham is a well-regarded Norfolk village offering a welcoming community, a village hall, church and public house, with excellent access to nearby Downham Market, King's Lynn and Swaffham. The surrounding countryside provides an abundance of scenic walks and cycling routes, making this an ideal location for those seeking a quieter pace of life whilst remaining well connected to local amenities and transport links. This charming cottage is perfectly suited to first-time buyers, downsizers, investors or anyone looking for a character home in an attractive rural setting. Early viewing is highly recommended.

Enjoying a delightful countryside non estate position, this charming two-bedroom semi-detached cottage is situated in the popular village of Fincham. Offering a generous garden, gated driveway, garden room and a cosy living room with wood burner, the property blends character with practical living and is ideal for first-time buyers, downsizers or those seeking a peaceful Norfolk village lifestyle.



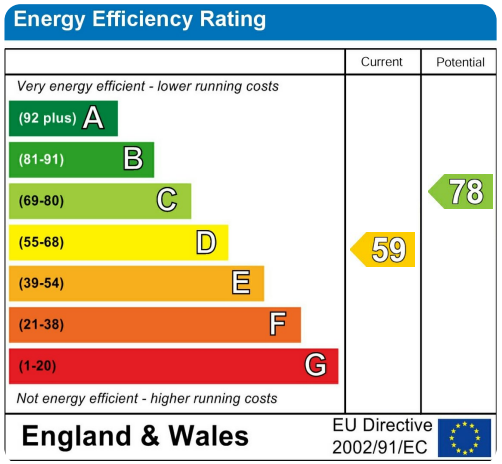








Council Tax Band - B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.