



**Beech Avenue, Upper Marham, PE33 9NE**

**welcome to**

**Beech Avenue, Upper Marham**

A well presented 3 bedroom semi-detached family home, located within the sought-after village of Marham. The property benefits from an open-plan lounge/dining room, family bathroom & separate cloakroom w.c, large enclosed rear garden with summer house and allocated off-road parking



### **Accommodation**

Composite part glazed external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, vertical radiator, carpet flooring, UPVC double glazed window to the front aspect, doors opening to the kitchen and lounge/dining room.

### **'L' Shape Lounge / Dining Room**

18' 8" x 16' 4" ( 5.69m x 4.98m )

Vertical radiator, television point, carpet flooring, UPVC double glazed window to the front aspect and UPVC French doors opening to the rear garden.

### **Kitchen**

15' 8" x 7' 5" ( 4.78m x 2.26m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with flexi-hose and tiled splashback, space for electric oven with cooker hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, wood effect flooring, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the rear garden.

### **First Floor Landing**

Built-in storage cupboard, carpet flooring, doors opening to all bedrooms, the family bathroom and separate w.c.

### **Bedroom 1**

12' 6" x 11' ( 3.81m x 3.35m )

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

### **Bedroom 2**

10' 9" x 9' 11" ( 3.28m x 3.02m )

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

### **Bedroom 3**

9' 1" x 7' 9" ( 2.77m x 2.36m )

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

### **Family Bathroom**

Suite comprising hand wash basin and panelled bath with electric shower over, tiled splash backs and surrounds, radiator, tile effect flooring, extractor fan, UPVC obscure glass window overlooking the side aspect.

### **First Floor Cloakroom W.C**

Suite comprising low level w.c, radiator, tile effect flooring, UPVC obscure glass window overlooking the rear aspect.

### **Outside**

The front of the property is approached by a concrete walkway leading to the front entrance door, either side of the walkway are lawned gardens with shrubs with an additional pathway approaching access to the rear garden.

The fully enclosed rear is laid to lawn with a pathway the length of the garden, the garden houses a timber built summer house with additional storage shed and a decking seating area. Directly outside the French doors is a patio seating area. The garden benefits from a retained fence boundary bordered by raised sleeper beds.

### **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 Costcutter 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 band will be reviewed and may be subject to change.

### **Agents Notes**

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.

### **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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welcome to

## Beech Avenue, Upper Marham

- Well presented 3 bedroom semi-detached house
- Presented in excellent condition throughout
- Summer house complete with power outlets and lighting
- Large enclosed rear garden
- Dual aspect open-plan lounge/dining room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£220,000**



### directions to this property:

Leave Swaffham via the A47 in the direction of King's Lynn. At the roundabout, take the first exit in the direction of Downham Market. After approximately 4 miles, take the right turn, signposted 'RAF Marham'. Continue along and take the 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 Drive. Proceed to the crossroads and turn right onto Ladywood Road. Take the first right hand turn onto Elm Road and bear to the right. Continue along and take the next left hand turn onto Beech Avenue, where the property will be found on the left hand side, identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110814 - 0004

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