



Villebois Road, Marham, PE33 9JD

welcome to

Villebois Road, Marham

>>NO ONWARD CHAIN!! A well-proportioned 3 bedroom detached bungalow, occupying a generous, established plot in the popular village of Marham. Set within mature, south facing, rear garden, the property boasts a wood burning stove, fitted kitchen, modern wet room, driveway, carport and much more!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Carpet flooring, loft access, radiator, doors opening to the kitchen, all three bedrooms, wet room and the cloakroom w.c, a further door opening to:

Lounge

Feature fireplace with inset wood burning stove, feature brick surround and stone tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front 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, space for an electric cooker with concealed cooker hood over, space and plumbing for a washing machine and dishwasher, space for under counter appliances, fixed breakfast bar, built-in cupboard, radiator, UPVC double glazed window to the rear aspect, glazed entrance door opening to the garden.

Bedroom 1

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window to the front and side aspects.

Bedroom 3

Currently used as an office, bedroom 3 comprises of a radiator, carpet flooring, UPVC double glazed window to the front aspect.

Wet Room

Suite comprising pedestal hand wash basin, wall mounted electric shower with shower boarded walls behind, radiator, non-slip flooring, tiled walls, UPVC double glazed window to the rear aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, tiled walls, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is an established lawned garden area with a feature fish pond, a selection of shrubs and junior trees are interspersed around the front, a pathway leads to the main entrance door and a retaining timber fence screens the garden from the road. A brickweave driveway to the side elevation provides off-road parking and a car port.

The generous, south facing, rear garden is partly lawned with a paved patio seating area. A lovely water feature is set to the middle of the garden and raised planters are placed around the garden. A good-size timber workshop, greenhouse and selection of fruit trees complete this completely private 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 C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Villebois Road, Marham

- NO ONWARD CHAIN!
- 3 bedroom detached bungalow
- Front facing lounge and feature fireplace with inset wood burning stove
- Modern wet room with separate cloakroom w.c
- Generous corner plot with water feature, fish pond and south facing to the rear

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111345 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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directions to this property:

Leave Swaffham via the west bound carriageway of the A47 towards Kings Lynn taking the first exit at the roundabout towards Downham Market. After several miles turn right at the sign for RAF Marham. Proceed along the road before taking a left hand turn also sign posted for RAF Marham. Proceed miles into the village continuing around the S-bend in the main part of the village eventually taking the left hand turning in to Villebois Road where the property can be found on the right hand side identified by the William H Brown For Sale board.



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