



The Street, Marham, PE33 9JP

welcome to

The Street, Marham

>>NO CHAIN!! This detached house is situated within the popular village of Marham, the property benefits by being in a non estate location, offering 3 double bedrooms with an en suite to the master, kitchen/diner, living room, family bathroom, a 21ft garage with utility area and off road parking.



Accommodation:

UPVC part glazed entrance door opening to the inner hall.

Entrance Porch

Accessed via a wrought iron gate from the driveway, giving access to the front entrance door.

Inner Hall

Carpet flooring, radiator, stairs rising to the first floor, internal doors opening to all ground floor rooms.

Lounge

Carpet flooring, radiator, television and telephone points, feature fireplace, UPVC double glazed window to the front aspect.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset double sink with mixer taps over, tiled splashbacks, space and plumbing for a dishwasher, built in eye level oven and microwave, inset gas fired hob with cooker hood over, space and plumbing for washing machine, space for American style fridge/freezer, wood effect flooring, inset ceiling spotlights, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden and a further personal door opening to the integral garage.

Ground Floor W.C.

Suite comprising low level w.c., pedestal hand wash basin, tiled splashbacks, radiator, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

First Floor Landing

Carpet flooring, loft access, built in storage cupboard, internal doors opening to all bedrooms and the family bathroom.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the front aspect, internal door opening to:

Ensuite Shower Room

Suite comprising walk in sliding door shower cubicle with mains powered shower over, fully tiled walls, wall mounted hand wash basin, tiled flooring.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c., pedestal hand wash basin with taps over, corner panelled bathtub, radiator, tiled splashbacks, wood effect flooring, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached by a shingle driveway with ample off-road parking for multiple vehicles, leading to the brick built porch and garage door.

The extensive and impressive rear garden is laid mainly to lawn with a paved patio seating area directly outside the French doors. A brick built shed sits to the side of the patio and a further timber built storage shed sits on a paved base, concealed by established trees and plants.

Integral Garage

Up and over door, personal door opening to the rear garden and complete with power and lighting.

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 D.

Please note that once a sale takes place, the Council Tax band 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

The Street, Marham

- 3 Bedroom detached house
- Front facing lounge
- Large kitchen/dining room
- Master bedroom with ensuite shower room
- Generous and impressive rear garden plot

Tenure: Freehold EPC Rating: D
Council Tax Band: D

directions to this property:

Upon entering the village of Marham, follow Marham Road onto the Street, pass Burnthouse Drove and the property can be found on the right hand side.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111246 - 0007

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