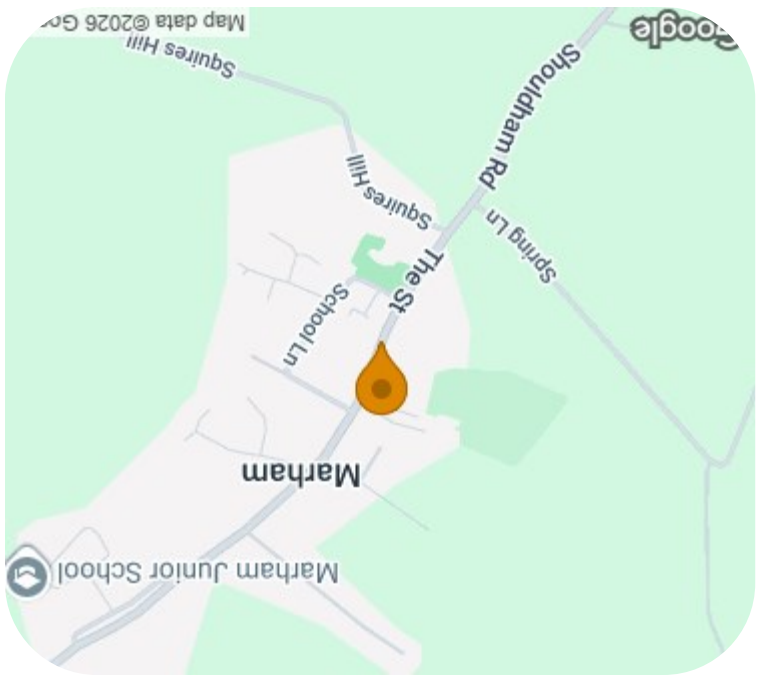
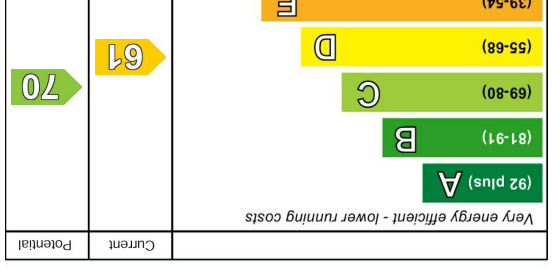




Council Tax Band - C





Wharncliffe House The Street, Marham, King's Lynn, Norfolk, PE33 9HP

£315,000

- Detached Family Home
- Well Established Grounds
- Oil Central Heating
- Garage & Driveway
- Lounge with Woodburner
- Village Location
- No Onward Chain!
- Charming Kitchen

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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.

Property Detail

Offered for sale CHAIN-FREE and situated in the popular location of Marham this three bedroom detached property is set within mature gardens with parking and a garage. The property has plenty of space both internally and externally making it an ideal family home.

Wharncliffe House is situated in the lovely location of Marham. Inside there is a beautiful living/dining room with a wood burning stove to add comfort in the colder months. The spacious kitchen is well served with plenty of worktop space and storage. In addition, there is a family room/study providing opportunity for a playroom or space to work from home. A downstairs cloakroom complete the ground floor. On the upper floor are three well-appointed bedrooms plus a three-piece family bathroom. The generous, mature gardens offer plenty of space particularly for gardening enthusiasts with room for outdoor entertaining. To the front of the property is a gravel driveway providing parking for several vehicles and a garage for secure parking.

The property is serviced by oil fired central heating and thermal solar panels, which provides hot water, to add to the energy efficiency and comfort.















Hallway
8'11" x 3'3"
This welcoming hallway offers a bright and airy entrance with enough space to welcome guests and access other rooms on the ground floor. Its light walls and flooring create a neutral backdrop, making it feel open and inviting.

Kitchen
11'7" x 10'6"
The kitchen is a charming space with painted cabinetry in a muted sage tone, complemented by wooden worktops and a tiled splashback in warm earthy tones. It is well-equipped with essential appliances and offers plenty of storage and preparation space. The room benefits from natural light through the window above the sink and a door leading outside to the garden.

Living Room
9'7" x 21'4"
The living room is a spacious and comfortable area with plenty of natural light streaming in through windows. It features a charming fireplace with a wood-burning stove, offering a cosy focal point for relaxing evenings. The room's layout allows for both seating and entertainment areas, flowing seamlessly into the adjoining family room.

Family Room
9'8" x 13'4"
The family room opens off the living room and provides a versatile space for relaxation or play. Double doors lead out to the garden, bringing the outdoors in and allowing plenty of natural light to fill the room. This bright and airy room is ideal for casual family time or as a study or playroom.

Dining Room
The dining room is a welcoming space that comfortably accommodates a dining table and chairs, making it perfect for family meals or entertaining guests. It is bright and inviting, with natural light flowing through the large window and access via double doors to the living room.

Bedroom 1
9'5" x 10'9"
Bedroom 1 is a bright and comfortable room with a large window that fills the space with natural light. The room is generously sized and offers ample space for a double bed and additional furniture, creating a restful retreat.

Bedroom 2
9'5" x 10'6"
This bedroom is a cosy space with natural light from the window and enough room for a double bed and storage furniture. Its neutral decor allows for easy personalisation to suit your style and preferences.

Bedroom 3
8'4" x 10'1"
Bedroom 3 is a smaller, versatile room that can be used as a bedroom, office, or hobby space. It benefits from natural light through the window and has a simple, functional layout.

Bathroom
6'3" x 6'9"
The bathroom is a well-arranged space featuring a traditional style white suite with a bath and shower, a pedestal sink, and a toilet. The room is bright and airy thanks to the window, while painted wood panelling and tiling add character and a homely feel.

Rear Garden
The garden is a beautifully maintained space offering a large expanse of lawn bordered by mature trees, shrubs and well-tended flower beds. It provides a peaceful and private outdoor retreat, ideal for relaxing, gardening or entertaining during warmer months. The garden also features a couple of sheds for storage and is enclosed by fencing for added privacy.