



Hillside, Marham, PE33 9JJ

welcome to

Hillside, Marham

A versatile and spacious 4 bedroom family home, situated in the sought after village of Marham. Boasting 4 good sized bedrooms, large kitchen ideal for entertaining, lounge/dining room, ground floor w.c & family bathroom, driveway off road parking and more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Porch

Tiled flooring, radiator, UPVC double glazed window to the front aspect, part glazed entrance door opening to:

Entrance Hall

Wood effect flooring, stairs rising to first floor, radiator, UPVC double glazed obscure glass window to the porch, internal doors opening to the lounge and kitchen.

Lounge/Dining Room

Inset wood burning stove with tiled hearth and wood surround. carpet flooring, television point, radiator, UPVC double glazed window to the rear aspect.

The dining area has wood effect flooring, radiator & an internal door opening to the ground floor bedroom.

Ground Floor Bedroom

Carpet flooring, radiator, television point, UPVC double glazed window to the side aspect and UPVC double glazed French style doors opening to the rear garden.

Kitchen

A range of floor and wall mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over, tiled splash backs and surrounds, built-in electric oven with inset hob with cooker hood over, space and plumbing for a washing machine, space for a fridge/freezer, radiator, tiled flooring, UPVC double glazed windows to the front aspect.

Utility Room

Work surface, tiled flooring, wall mounted oil fired central heating boiler, UPVC part glazed external door opening to the rear garden.

Ground Floor Cloakroom W.C

Suite comprising low level w.c. half height tiled walls, tiled flooring, UPVC obscure glass window to the rear aspect.

First Floor Landing

Carpet flooring, UPVC double glazed window to the side aspect, loft access, internal doors opening to all rooms.

Bedroom 1

Carpet flooring, radiator, built-in wardrobe, UPVC double glazed window to the rear aspect.

Bedroom 2

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

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

Family Bathroom

Modern bathroom suite comprising low level w.c, vanity hand wash basin with storage under and mixer tap over, panelled bath with mains powered shower over, fully tiled walls behind, fitted glass shower screen, tiled flooring, half height tiled walls, radiator, UPVC obscure glass window to the side aspect.

Outside

The property is approached by a shingle driveway providing ample off-road parking and a paved pathway leading to the front door. To the side a timber gate allows access to the rear garden.

The beautiful rear garden is laid mainly to lawn with a patio seating area, a large timber built storage shed sits to the side with a decking area to the rear, the oil tank is housed in the rear 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 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 A.

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



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welcome to

Hillside, Marham

- Spacious 4 Bedroom semi-detached house
- Presented in excellent condition throughout
- Lounge/dining room with inset wood burning & versatile ground floor 4th bedroom
- Ground floor cloakroom w.c and family bathroom
- Large kitchen with separate utility room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£240,000



directions to this property:

Upon entering the village of Marham from the Swaffham/Narborough direction, proceed along onto The Street and continue around the sharp bend. Take the left hand turn onto Hillside immediately after the Chinese restaurant, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110955 - 0003

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