



**Grays Way, The Street, Marham, PE33 9JN**



**welcome to**

**Grays Way, The Street, Marham**

An immaculately presented 2 bedroom detached bungalow, occupying a non-estate position within the well-serviced village of Marham. Boasting a grand entrance hall, three reception rooms, landscaped front and rear gardens with a further paddock measuring just over 1 acre!



## Accommodation

UPVC part glazed external entrance door opening to:

### Entrance Hall

Built-in double storage cupboard, tiled flooring, UPVC double glazed windows to the front aspect, doors opening to both bedrooms, the kitchen, family shower room and a further door opening to the lounge.

### Lounge

16' 1" x 16' 1" ( 4.90m x 4.90m )

Inset multi fuel burning stove with marble style hearth and surround, radiator, television point, telephone point, carpet flooring, UPVC double glazed window to the front aspect.

### Dining Room

14' 1" x 10' 8" ( 4.29m x 3.25m )

Radiator, carpet flooring, ceiling rose, UPVC double glazed window to front aspect.

### Kitchen

14' 2" x 12' 9" ( 4.32m x 3.89m )

A range of wall and floor mounted fitted kitchen units with wooden work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap over, glass panel splash backs and surrounds, built-in eye-level electric double oven and fitted electric hob with cooker hood over, space for an American style fridge/freezer, integrated dishwasher, radiator, tiled flooring, inset ceiling spotlights, central island with storage and breakfast bar, UPVC double glazed window to the rear aspect.

### Utility Room

9' 2" x 5' 8" ( 2.79m x 1.73m )

A range of fitted base units with work surfaces over and an inset stainless steel sink and drainer, plumbing for a washing machine, tiled flooring, UPVC double glazed window to the rear aspect and a part glazed entrance door opening to the rear garden.

### Cloakroom W.C

modern suite comprising low level w.c, hand wash basin with mixer tap, shelf storage, radiator, UPVC double glazed window to the side aspect.

### Master Bedroom

13' 10" x 12' 10" ( 4.22m x 3.91m )

A range of fitted bedroom furniture along with built-in triple wardrobes, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the rear and side aspect.

### Bedroom 2

10' 9" x 10' ( 3.28m x 3.05m )

Currently utilised as a reading room, the bedroom comprises hard flooring, ceiling fan, UPVC double glazed doors to the conservatory.

### Conservatory

13' 7" x 9' 5" ( 4.14m x 2.87m )

Of UPVC double glazed construction on a brick base & Greenspace insulated roof with bespoke blinds, UPVC double glazed external entrance door opening to the rear garden.

### Hobby Room

18' 10" x 12' 9" ( 5.74m x 3.89m )

Currently used as a craft room, this room has multiple uses and comprises power sockets, lighting, carpet flooring UPVC double glazed window to the side aspect and front doors opening to the front.

### Shower Room

Beautiful modern suite comprising low level w.c, vanity hand wash basin with storage under and glass panel splashbacks, double shower cubicle with mains connected shower over & glass panels behind, airing cupboard, vertical radiator, wall mounted heater, UPVC double glazed window to the side aspect.

### Outside

The property is approached via a timber five bar gate, which opens out onto a long driveway, ideal for a caravan or camper van, a further shingled area outside the front provides further covered off-road parking with a carport and leads to the front

entrance door. There is a lawned front garden with hedge borders, a central mature tree and access to the rear.

Solar PV panels are located on the front of the bungalow.

The generous rear gardens, which are a particular feature of the property, are laid mainly to lawn with a gravelled patio seating area, a feature fish pond and three storage sheds, one complete with power, are located to the side, the plot including the bungalow measures close to half an acre (stms) with a timber gate opening to the paddock. Vegetable gardens are situated at the bottom of the garden which backs onto open farmland. A 'log cabin' style summer house, erected this year and complete with power.

### Paddock

Measuring around 1.1 acres (stms) along with a selection of young fruit trees.

### Location

The popular village of Marham sits approximately halfway between the market towns of Swaffham and Downham Market and is well known for its RAF connections and airfield. The village offers 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 nearby 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 band will be reviewed and may be subject to change.



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welcome to

## Grays Way The Street, Marham

- Stunning 2 double bedroom detached bungalow
- Presented in immaculate condition throughout
- Generous plot of grand 1.62 acres (stms) includes formal garden & paddock area
- Lounge with multi fuel burning stove
- Beautiful kitchen with integrated appliances and central island

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

offers in excess of  
**£525,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM110771 - 0007

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### directions to this property:

From the William H Brown Swaffham office, take Lynn Road out of town and join the A47 in the direction of King's Lynn. Follow this road to the round-a-bout and take the first exit in the direction of Downham Market. After approximately four miles, take the right turn, signposted 'Narborough' and 'RAF Marham'. Take the next left hand turn, signposted 'Marham'. Proceed into the village and the property will be found on the right hand side after a short distance.



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