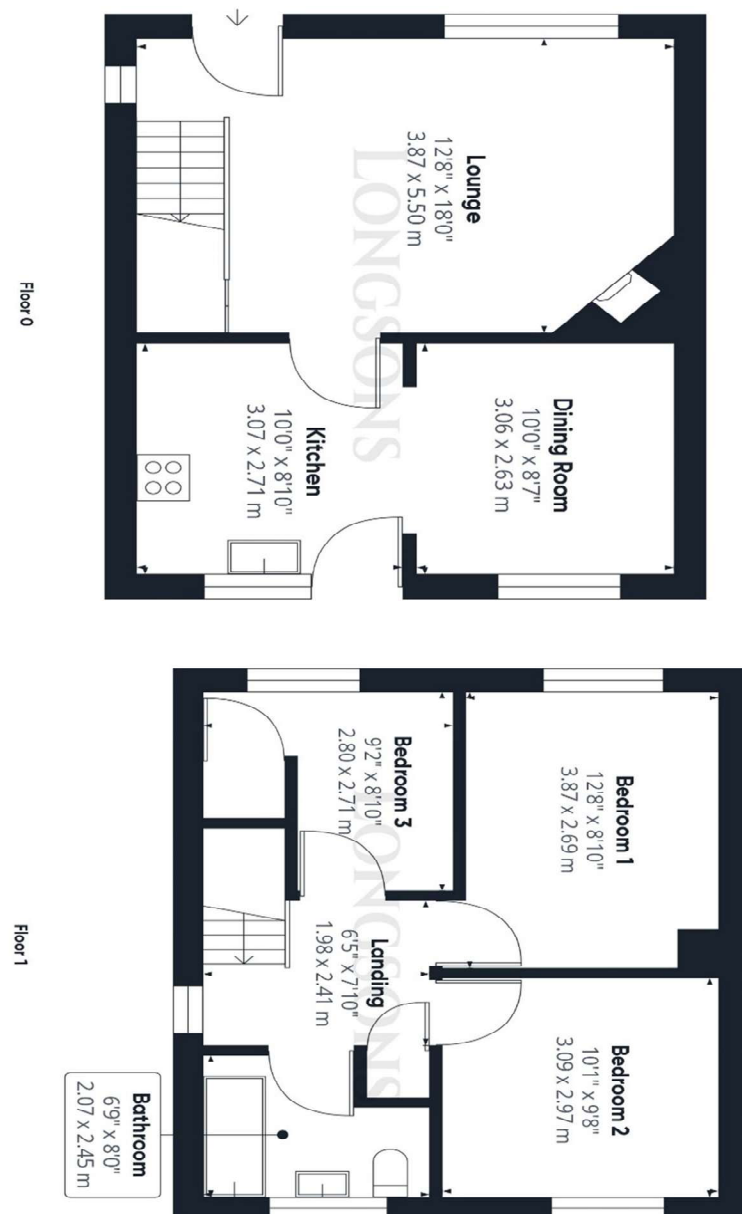




Hoggs Drove, Marham, Kings Lynn, PE33 9JW

CHAIN FREE! A Very well presented, three bedroom detached house situated in the popular village of Marham. The property benefits include lounge, kitchen/dining room, garage, parking, gardens, oil central heating and UPVC double glazing.

Price £270,000 Freehold



Approximate total area¹
775.37 ft²
72.03 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFF360





Single Garage

Outside Front

Garden laid to lawn, wooden fence to boundary, side access to rear.

Rear Garden

Laid to lawn, fence to boundary, parking space and garage to rear.

Agents Note

EPC rating D58 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Well Presented Property
- Three Bedrooms
- NO CHAIN!!
- Modern Kitchen & Bathroom
- Parking
- Garage
- Gardens
- Oil Fired Central Heating
- Popular Village

CHAIN FREE!! Very well presented, three bedroom detached house situated in the popular village of Marham. The property benefits include lounge, kitchen, garage, parking, gardens, oil central heating and UPVC double glazing.

Viewing highly recommended

Briefly, the property offers lounge, dining room, kitchen, three bedrooms, bathroom, garage, parking, gardens, oil central heating and UPVC double glazing.

MARHAM
Downham Market 9 miles, Swaffham 9.5 miles, Kings Lynn 12 Miles
The Norfolk village of Marham has amenities which include a general store with a post office, a pre-school group and a County First and Middle School, a doctors surgery and dispensary. There is also Holy Trinity Church which dates back in parts to the 14th century. RAF Marham has a families club on the base - Marham Bowl, which has a bowling alley, sports facilities and a club, this is open to all Marham residents.

Lounge

18'1" (5.51m) x 11'1" (3.38m)

Karndean flooring, feature fireplace, entrance door to front, stairs to first floor, understairs storage cupboard, double glazed windows to front and side, radiator.

Dining Area

10'1" (3.07m) x 8'8" (2.64m)

Karndean flooring, double glazed window to rear, arch opening through to kitchen, radiator.

Kitchen

10'2" (3.1m) x 8'11" (2.72m)

Fitted kitchen units to floor and wall with work surface over, ceramic sink with drainer and mixer tap, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, Karndean flooring, entrance door to rear garden, double glazed window to rear.

First Floor Landing

Airing cupboard with radiator and slatted shelving, double glazed window to side, radiator.

Bedroom One

12'10" (3.91m) x 8'10" (2.69m)

Double glazed window to front with countryside views, radiator.

Bedroom Two

10'2" (3.1m) x 9'9" (2.97m)

Double glazed window to rear, radiator.

Bedroom Three

9'3" (2.82m) Max x 9'0" (2.74m) Into Recess

Double glazed window to front with countryside views, built-in cupboard, radiator.

Bathroom

8'0" (2.44m) Max x 6'10" (2.08m) Max

Bathroom suite comprising: Bath, shower, shower screen, wash basin, WC, extractor fan, double glazed window to rear, radiator.

