

Ground Floor



First Floor



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



The Street, Marham, Kings Lynn, PE33 9HP

Very well presented, spacious, modern three bedroom detached house with garage situated in the popular village of Marham. The property boasts two reception rooms, kitchen/dining room, en-suite shower room, cloakroom with WC, gardens and parking.

Price £300,000 Freehold

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Situated within the popular village of Marham, Longsons are delighted to bring to the market this very well presented, spacious, modern three bedroom detached house. The property boasts two reception rooms, kitchen/dining room, en-suite shower room, cloakroom with WC, garage, gardens and parking.

Briefly the property offers entrance hall, lounge, study, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, oil central heating and UPVC double glazing.

MARHAM
Downham Market 9 miles, Swaffham 9.5 miles, Kings Lynn 12 Miles
Situated in the heart of West Norfolk lies the village of Marham. The village has various amenities including a regular bus service, general store with Post Office, preschool group, primary and junior school, doctors surgery and dispensary and a bowls club.

Entrance Hall

Entrance door to front, stairs to first floor, under stairs storage cupboard, UPVC double glazed window to side, radiator.

Lounge

13'11" (4.24m) x 11'2" (3.4m)
UPVC double glazed window to front, radiator.

Study

11'1" (3.38m) x 5'5" (1.65m)
UPVC double glazed window to side radiator.

Kitchen/Dining Room

18'6" (5.64m) x 11'11" (3.63m)
Max
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integral double oven with ceramic hob and extractor hood over, integral dish washer, space and plumbing for washing machine, space for large American style fridge/freezer, tiles to floor, tiled splashback, UPVC French doors opening to rear garden, UPVC double glazed window to side, radiator.

Stairs and Landing

Built in cupboard housing hot water cylinder, UPVC double glazed window to side, loft access.

Bedroom One

13'7" (4.14m) To Wardrobe x 9'9" (2.97m)
Built in wardrobes, UPVC double glazed window to rear, radiator, door to en suite shower room.

En Suite Shower Room

Fully tiled double shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, heated towel radiator, tiled splashback, tiles to floor, extractor fan.

Bedroom Two

12'8" (3.86m) x 8'6" (2.59m)
UPVC double glazed window to front, radiator.

Bedroom Three

9'9" (2.97m) Max x 9'3" (2.82m)
Max
Built in storage cupboard, UPVC double glazed window to front, radiator.

Bathroom

White bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

Garage

21'0" (6.4m) x 9'0" (2.74m)
Up and over main door to front, access door and UPVC double glazed window to side.

Outside Front

Front garden laid to lawn, driveway leading to garage door laid to block pavia with parking for three/four vehicles, gated access to rear.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, two ornamental trees, shrubs to beds, wooden fence to perimeter, oil tank, gated access to front.

Agent's Notes

EPC rating TBC (Full copy available on request)
Council tax band D (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.

- Three Bedroom Detached house
- Two Reception Rooms
- Garage, Ample Parking and Gardens
- Energy Efficiency Rating TBC
- En-suite Shower Room
- Oil Central Heating and UPVC Double Glazing

