



7 California
Fincham | Kings Lynn | PE33 9EP

STUNNING 2-BEDROOM COTTAGE



Nestled in the heart of the popular village of Fincham sits this quaint two-bedroom semi-detached character cottage. The cottage has a wealth of character and charm from its cosy living room with feature log burner to its country style kitchen. The property boasts a large private garden with the added benefit of a log cabin and off-road parking.







- Pretty semi- detached two bedroom character cottage
- Two double bedrooms together with a family bathroom
- Country style kitchen and cosy living room with feature log burner
- Large private garden with log cabin
- Ample off-road parking
- Fantastic village location
- Total accommodation extends to 1,073sq.ft
- Energy Rating D

Homely and Welcoming

There is nothing quite like a homely and welcoming property, which is precisely what this two-bedroom cottage is. When you enter the home, you will see how cosy and comfortable it is, regardless of which area you are in. As you move from room to room, there is a real sense of cohesiveness and family life, and you are sure to be quickly drawn into everything the cottage offers. Its two spacious bedrooms and large outdoor space make it easy to see why it's a sought-after and popular home.

As the cottage is an end-of-terrace property, it doesn't lack privacy. There is the perfect balance between being part of a community and feeling part of the local area, and the tranquillity and peace of only having neighbours to one side. This is sure to appeal to anyone who enjoys a quiet life without feeling remote and too far away from everyone else.

Full of Character and Charm

Both bedrooms in the cottage are spacious and bright, and there is no shortage of room for storage and personal belongings in either. They are both large enough for a double bed, so there is no risk of you not getting maximum use out of each space. The modern family bathroom is located downstairs, making it easily accessible from everywhere in the property. From the moment you wake up to the moment you go to sleep, you are sure to enjoy your time here.

If one room stands out in the cottage as being something special, it's the kitchen and dining room combined space. It's a large room that flows from one area to the next whilst still clearly defining an area for dining and cooking. This really is the hub of the home; it's the ideal place for family time, socialising with friends and relaxing after a long day at work. Elsewhere, you will find a separate reception room, which is just as characterful as the rest of the home. It's a charming space that the current owners have put a lot of time and energy into, but there is room for change and flexibility, allowing you to make the space your own.



Gorgeous Outside Space

Outside is a beautiful summer home perfectly depicting what a log cabin should be. It's a large and versatile space, and you could use it in several ways. It could be a workspace, study, or a 'den' full of entertainment and games. You could use the summer house as a yoga studio, a gym or somewhere to let your creativity flow.

It's large enough to be used as a second living space and ideal for extra storage. Surrounding the summer house is a luscious garden full of greenery, foliage and paving. This garden ticks every box and is easy to maintain, manage and use. There is space for entertaining guests, dining outside and barbecues, and adequate room for kids to run and play. There is also a separate garden to the front, providing even more outdoor space to enjoy.







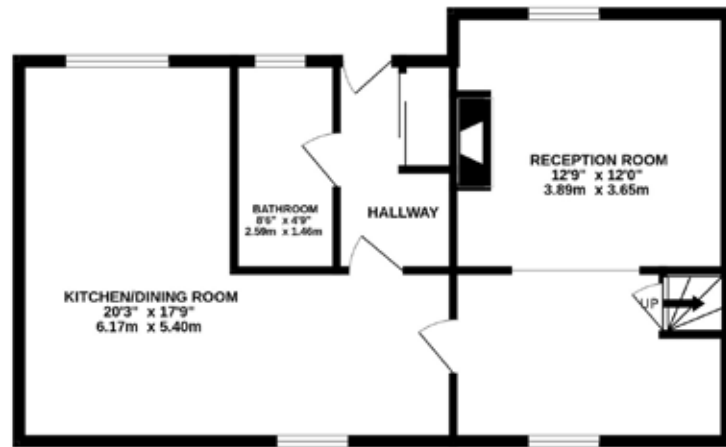




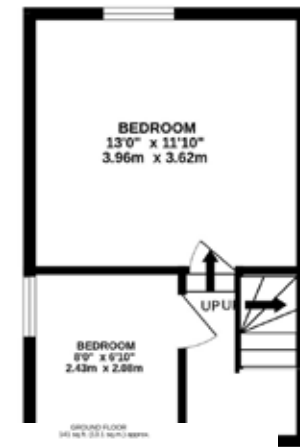




GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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On the Doorstep...

Fincham is a small village about six miles east of Downham Market with its direct rail link to London, nine miles west of Swaffham, and twelve miles south of King's Lynn. It has a pub, a restaurant and a church: the traditional country pub, The Swan also serves food, and the church of St. Martin's was built during the Middle Ages and was renovated extensively by the Victorians.

Services and District Council

Downham Market is 5 miles to the west of Fincham. It has excellent rail links to Cambridge (35 mins) and London (1 hr 25 mins), a leisure centre, an Academy school and good shopping facilities. The cathedral city of Norwich, with its fine restaurants, shopping malls and cultural events throughout the year, is 37 miles to the east. The North Norfolk coast, an area of outstanding natural beauty, with miles of sandy beaches is some 35 miles away.

Services

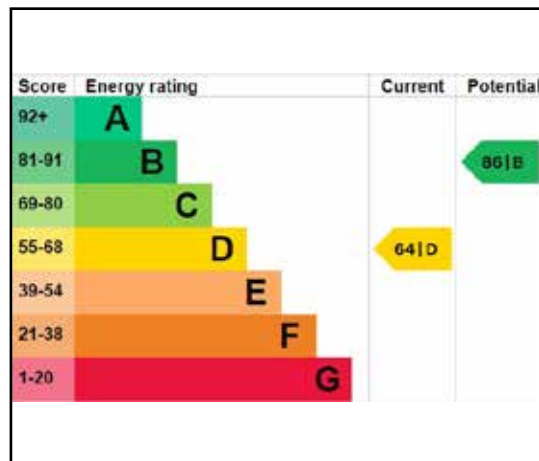
Electric Storage Heating, Electric Water Heating
 Mains Water & Septic Tank
 Kings Lynn & West Norfolk Borough Council
 Council Tax Band B

Tenure

Freehold



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