



THE STORY OF

# Blue Jay House

*Fincham, Norfolk*

SOWERBYS

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# Blue Jay House

Main Road, Fincham,  
Norfolk, PE33 9ET



Chain Free

One Year Old

Detached Family Home

Open-Plan Kitchen/Dining Room

Sitting Room with Bi-Fold Doors and Log-Burner

Four Double Bedrooms

Two En-Suites and Family Bathroom

Off Road Parking and Garage

Fully Enclosed Wrap Around Garden

Close to Local Amenities



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“So spacious, bright and homely...”

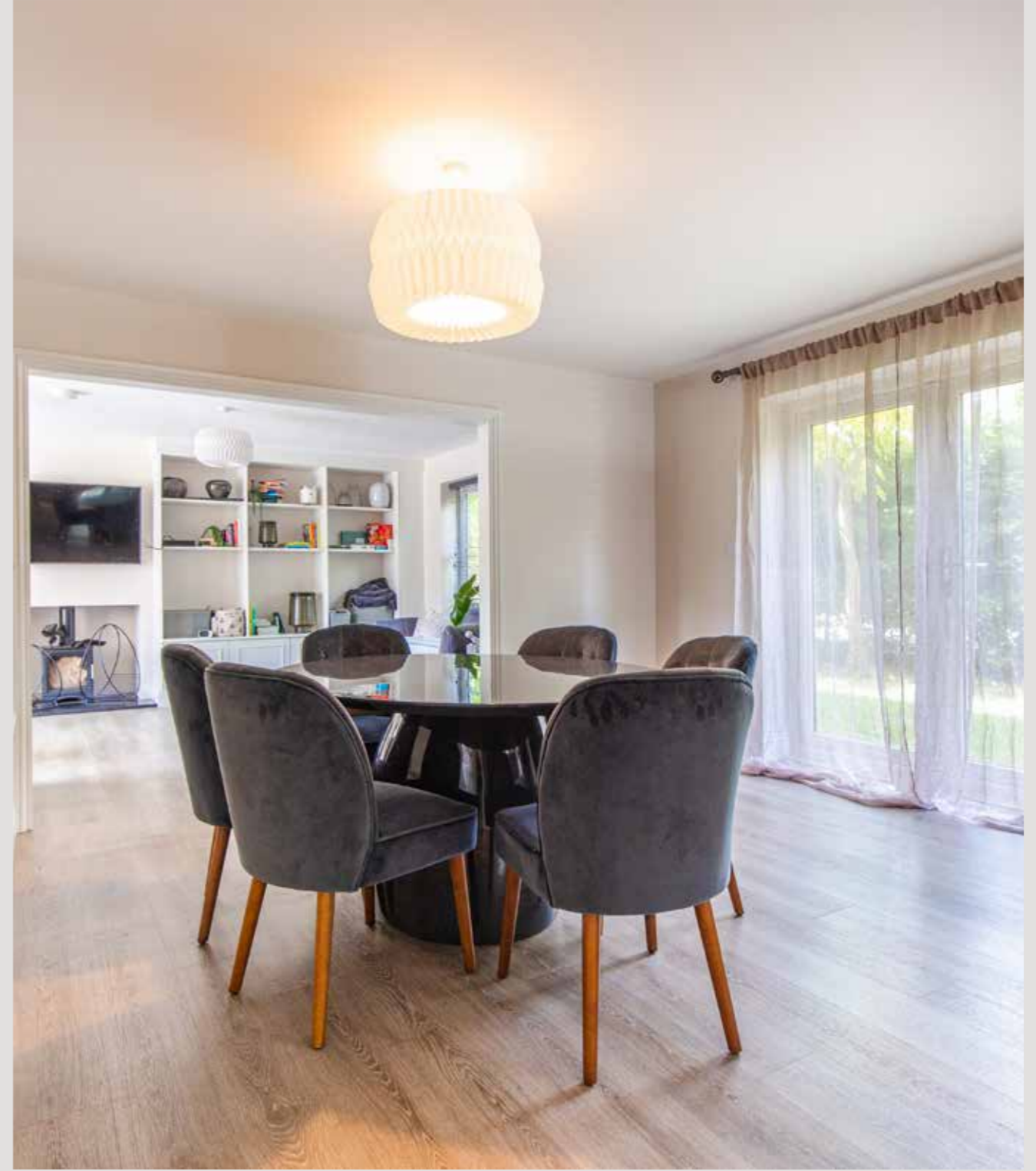
Blue Jay House is a beautiful example of what great craftsmanship looks like. The idea of the design was to allow growing families to enjoy each other's company but also offer that extra space – for the quieter moments.

At first glance the property radiates a sense of a contemporary and stylish way of living. Beyond the front door a double height reception hall creates a great sense of space.

The open plan kitchen/dining room which feeds into the sitting room is a true

hub. Centred around a kitchen island, this space is a dream for avid cooks, and with easy access to the outside, it feels sociable and connected - perfect for entertaining. Whether it's a supper for four or a party of 20 – everyone will have enough space to enjoy and feel the love.

The sitting room, with its dual aspect windows and bi-fold doors, feels bright and airy, spacious yet with a sense of cosiness to it due to the must-have log-burner. It's a great space to retreat to later on in the evening, when it's time to relax.





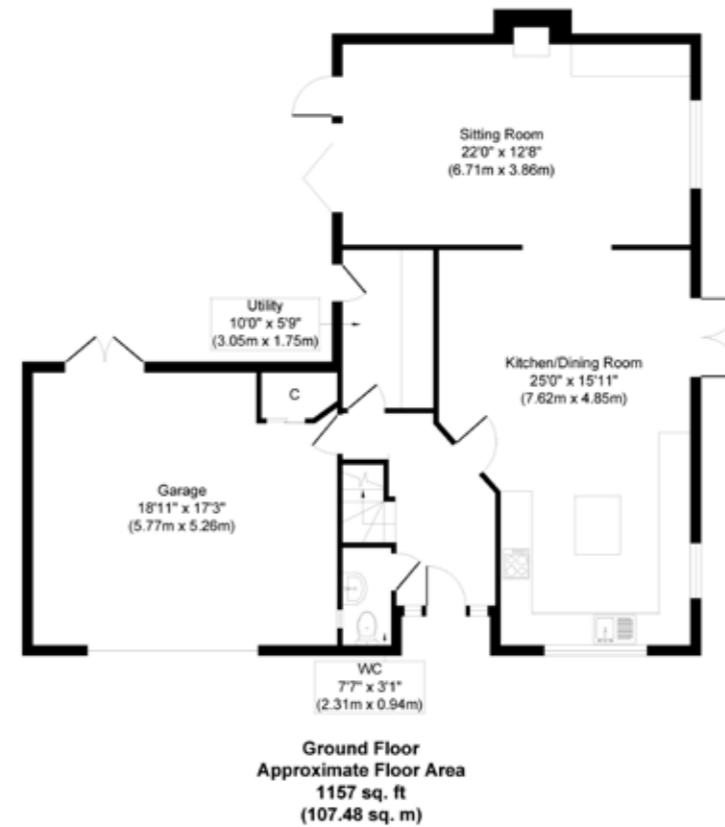
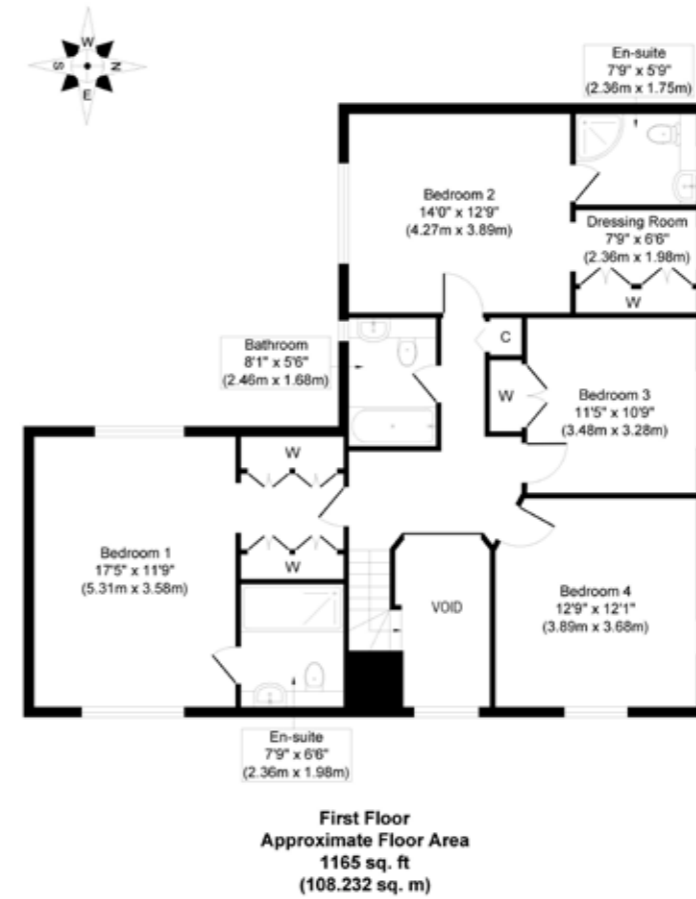
Moving to the upper level, the gallery landing with its large window is flooded with natural light. From here one can access all four bedrooms and the family bathroom. All of the bedrooms are double in size, whilst the principal bedroom as well as the guest bedroom benefit from walk in wardrobes and ensuite shower rooms too.

“...the views from the guest bedroom are wonderful.”



The outside space is simple and uncluttered, a perfect low maintenance garden in which to relax, play and entertain. To the front, the gravel drive leading to the garage provides off-road parking space, whilst the fully enclosed rear garden creates a safe haven for those families with children or pets. The patio area will enhance those summer evenings when barbecues and alfresco dinners are the order of the day, whilst younger legs can run off steam on the generous lawn.

A contemporary home with open-plan living and space for a growing family, Blue Jay House is offered for sale with no upward chain and is ready for a owner to move in and start making their own memories here.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Fincham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary



Note from the Vendor



The garden at Blue Jay House

“We’ve found ourselves spending much more time outdoors - there are lovely walks and great places to eat out nearby.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Air source heating with underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 6232-8331-5200-0277-0296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cage.catapult.full

AGENT'S NOTE

The property is located in a conservation area.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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