



THE STORY OF
6 Marham Road
Fincham, Norfolk

SOWERBYS

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6 Marham Road

Fincham, Norfolk
PE33 9ES

Detached Bungalow

Kitchen/Dining Room

Spacious Sitting Room and Easy
Access to the Conservatory

Four Double Bedrooms

En-Suite and Walk-In Wardrobe to Principal Bedroom

Single Garage and Off-Road Parking

New Porcelain Patio Area

Beautifully and Expansive Landscaped Garden

Great Location for Commuting

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“Our spacious, light, and homely bungalow is incredibly well-situated for local towns and the coast.”

Having served as our client's cherished home for the past five years, 6 Marham Road has been the perfect home to embrace an indoor-outdoor lifestyle.

The heart of this bungalow undoubtedly lies within its open-plan kitchen, dining, and sitting area. The kitchen, thoughtfully appointed with a variety of storage options and ample workspace, invites your keen cook to craft homely meals whilst hosting family and

guests. This space effortlessly creates a togetherness, ideal for younger family members needing supervision but perfect for adult gatherings - and a catch-up over a coffee.

Adjacent to the sitting room lies a favoured spot among the current owners, the conservatory. It is here that they delight in observing wildlife, hearing the morning symphony of birdsong, and embracing the chance to let the outside in.



The sleeping quarters boast generous proportions, comprising of four bedrooms and a family bathroom. Each bedroom offers ample space with the principal bedroom enjoying the convenience of a walk-in wardrobe and en-suite shower room.

One bedroom currently serves as a versatile study, but could easily be a dining room or further reception space - complemented by its location within the home close to the kitchen.

Outside, the property's charm extends to the meticulously landscaped and extensive gardens, with particular attention lavished upon the rear garden. A new porcelain patio expands outdoor seating options, maximising enjoyment of the sun. Additional enhancements include a decking area, vibrant flower beds, a petite allotment space, and verdant lawns bordered by mature trees and shrubs.

With its spacious layout, expansive plot, and convenient location for commuters, this bungalow presents an enticing opportunity to enjoy the best of an indoor-outdoor lifestyle...





Ground Floor
Approximate Floor Area
1752 sq. ft
(162.76 sq. m)

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.

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ALL THE REASONS

Fincham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled about 10 miles south of the popular town of King's Lynn and 5 miles east of Downham Market, Fincham offers a relaxed village charm, with many timeless and much-loved homes.

Discover the distinguished St. Martin Church, boasting a striking perpendicular design and an impressive tower, standing as a testament to the village's rich history. Erected primarily in 1450, the church underwent refurbishment, including a Victorian porch addition.

Among the village's architectural gems, Fincham Hall, a splendid Tudor manor, occupies the grounds of former halls and served as the residence of the Fincham family until 1572. Equally notable is Talbot Hall, an esteemed manor steeped in the village's early history. The local watering hole, aptly named The Swan, provides a cosy retreat for residents and visitors alike.

Shouldham is closeby and a thriving picturesque village, with a green, playing

field, and popular forestry commission warren providing excellent walking and riding areas. Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church.

Both villages are nestled within convenient reach of both the picturesque Fens and the captivating Brecks, Fincham also offers easy access to the historic charm of one of Norfolk's oldest market towns, Downham Market - which can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.



Note from the Vendor



A picture of Should Warren woods, a peaceful spot for walking.

“There are so many different routes to explore around the woods at Shouldham.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 6634-8524-7300-0364-6206

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: ///strength.rivals.tables

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SOWERBYS



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