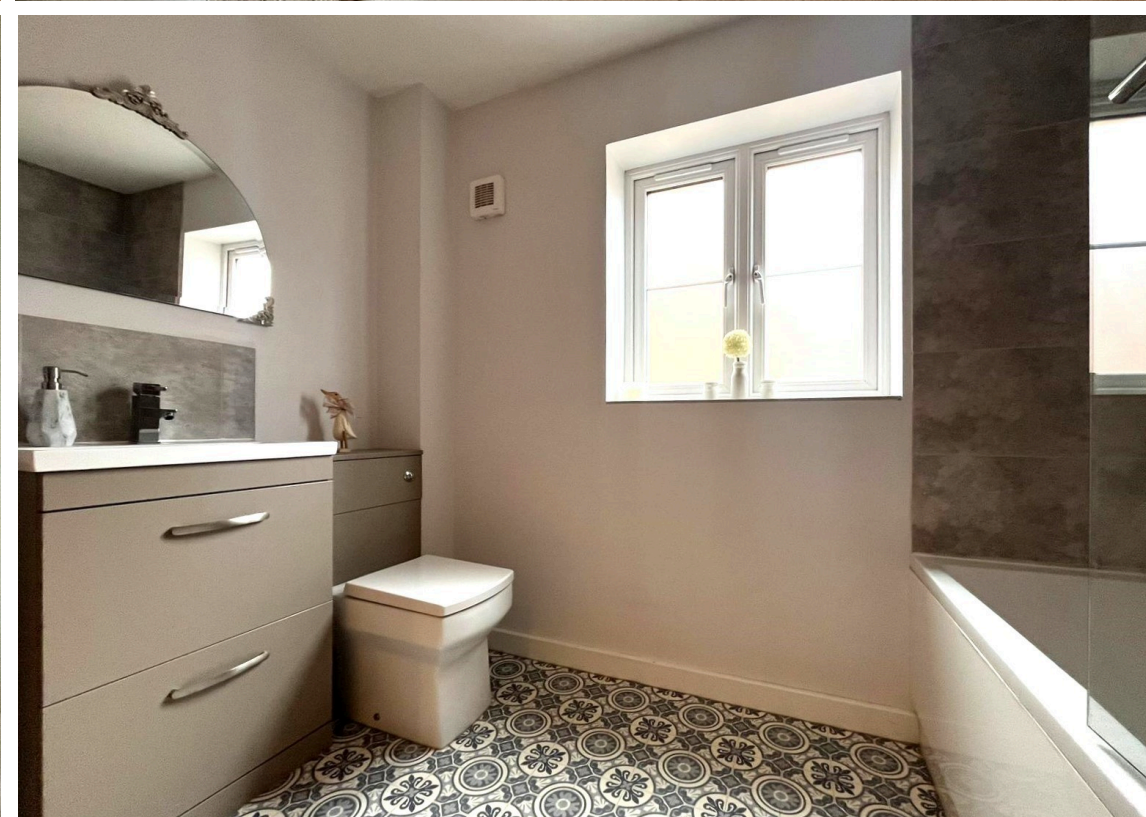
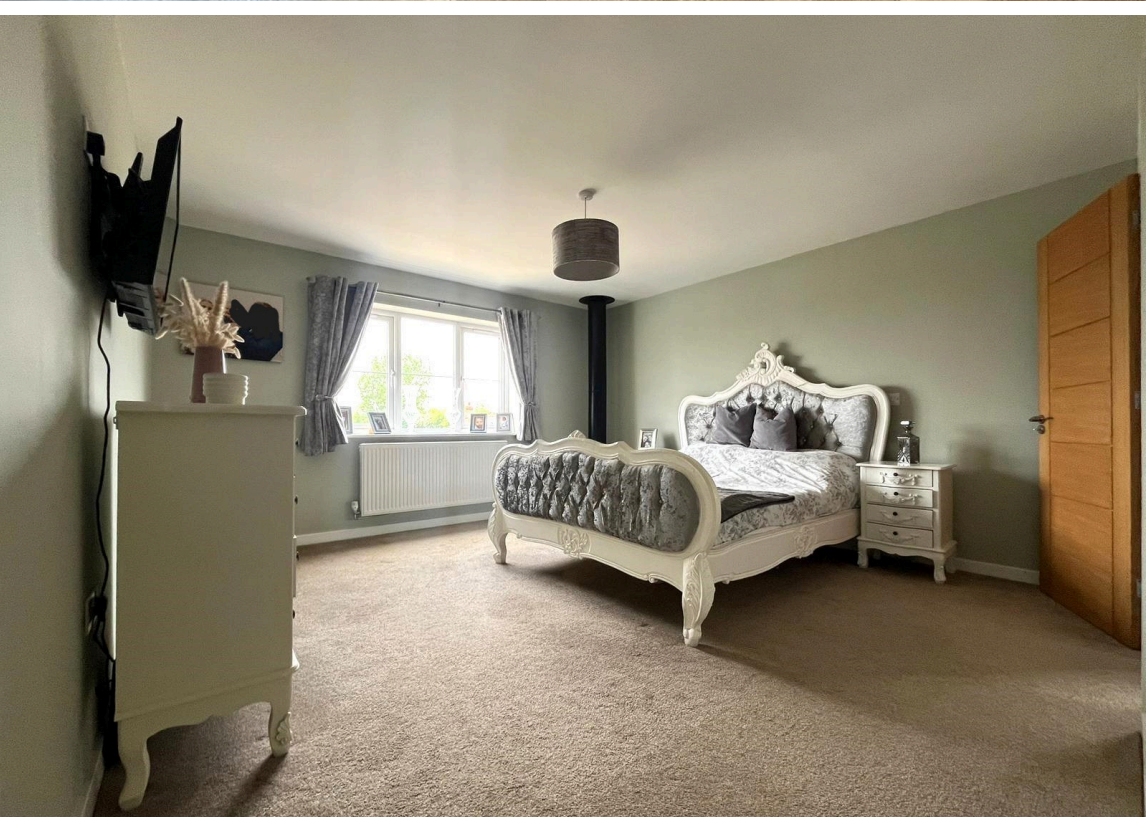




Smeech Road

Marshland St. James PE14 8JB

BROWN & CO



Smeech Road, Marshland St. James PE14 8JB

Stunning Modern Build

Four Bedrooms

Immaculately Presented Throughout

Large Kitchen Diner

Main Bedroom with En-Suite

Enclosed Rear Garden

Wood Burner in Sitting Room

Underfloor Heating to Ground Floor

Ample Off-Road Parking for Multiple Vehicles



INTRODUCTION

Brown & Co are proud to present an immaculately presented four bedroom detached house situated in the popular village of Marshland St. James.

LOCATION

Marshland St. James is a village located in the county of Norfolk, England. The village is situated in close proximity to several major towns including King's Lynn, Wisbech and Downham Market making it an ideal location for commuters. Marshland St. James offers a range of village amenities including a village hall, school and skatepark. A mainline station is just 8 miles away at Watlington, with direct trains to Ely, Cambridge and London.

THE PROPERTY

As you enter this fantastic detached home you will find the spacious entrance hall with access to the ground floor rooms, to the right is the large sitting room bathed in light and featuring a stylish wood burner to the corner. From the entrance hall, you move into the fantastic kitchen diner with room for all the family and the heart of this home, stylishly finished with built-in

appliances and double doors out to the enclosed garden. Access to the integral garage can also be found off the kitchen. Completing the ground floor is a utility room and downstairs wc.

Ascending the stairs to the light and airy landing where access is found to the four good sized bedrooms and family bathroom. The master bedroom is a great size and benefits from an en-suite shower room. Throughout the house you cannot help but notice the quality of finish is this beautiful home and it must be seen to be fully appreciated.

To the front of the property there is ample parking for multiple vehicles with a five-bar gate securing the front of the property. To the rear of the property is a raised area leading from the double doors with steps down to the patio area and the enclosed rear garden. To the back of the garden, the owners have constructed a covered open air decked seating area which is often used as the perfect entertaining area.

Underfloor heating to the ground floor is provided via air sourced heat pump and radiators to first floor.

SERVICES

Mains drainage, water and electricity. Air source heating.

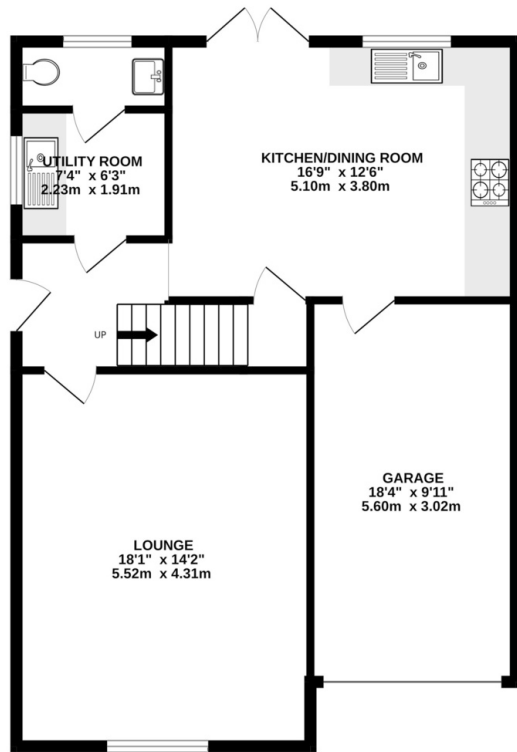
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

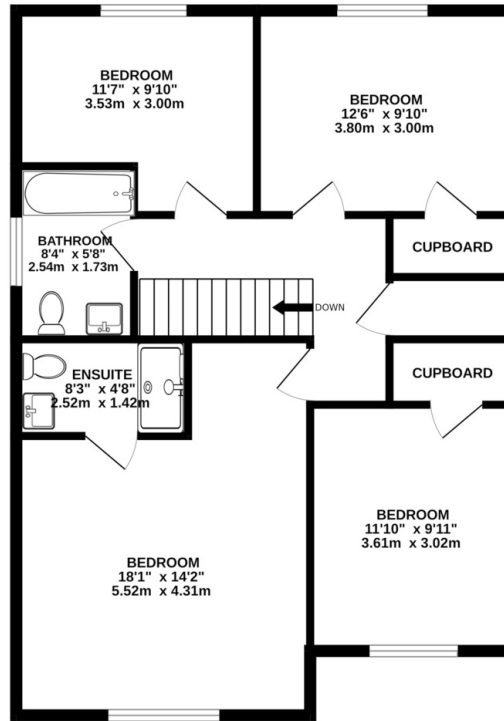
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated