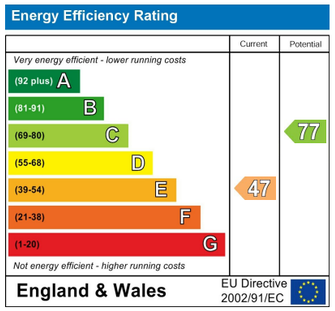
DIRECTIONS

SAT NAV: PE33 9ES



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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Old Forge Cottage Marham Road Fincham, King's Lynn PE33 9ES

THREE BEDROOM END OF TERRACE CHARACTER COTTAGE WITH GARAGE SET IN A SOUGHT AFTER AREA

Fincham, King's Lynn **£315,000 Freehold**

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sales@brittons.net

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The Property Ombudsman





FINCHAM
Set within the sought-after village of Fincham, the property enjoys a peaceful rural setting surrounded by the beauty of the Norfolk countryside. The village offers a charming historic character, local pub and community facilities, while nearby Downham Market, Swaffham and King's Lynn provide an excellent choice of shops, supermarkets, schools, dining and leisure facilities. With countryside on the doorstep and convenient access to major road and rail links, Fincham offers an enviable balance of village tranquillity and everyday convenience.

ENTRANCE HALL

LOUNGE 19'06 x 12'06 (5.94m x 3.81m)
Lounge: 19'06" x 12'06".

DINING ROOM 13'10 x 8'08 (4.22m x 2.64m)

KITCHEN 13'11 x 8'08 (4.24m x 2.64m)

BEDROOM ONE 14'00 x 9'05 (4.27m x 2.87m)

BEDROOM TWO 13'10 x 8'08 (4.22m x 2.64m)

BEDROOM THREE 12'08 x 9'06 (3.86m x 2.90m)

FAMILY SHOWER 13'09 x 8'07 (4.19m x 2.62m)
Airing cupboard and shower with body jets.

STORM PORCH
Utility Cupboard, door to garage and door to front.

GARAGE 17'7 x 9'09 (5.36m x 2.97m)
Up and over door, door to side.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Situated on Marham Road in the charming village of Fincham, this delightful end-terraced cottage exudes traditional character and warmth.

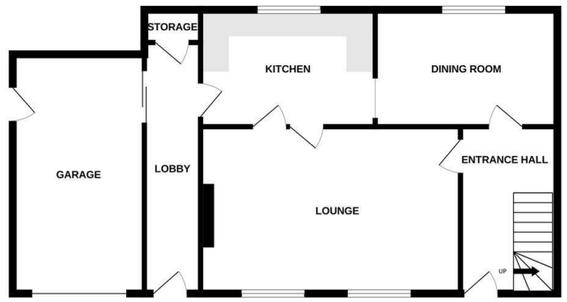
With three well-proportioned bedrooms, this home is perfect for families or those seeking a peaceful retreat. As you enter, you are welcomed into two inviting reception rooms, including a cosy lounge featuring a lovely brick fireplace, ideal for those chilly evenings.

The dining room provides a perfect space for family meals or entertaining friends. The kitchen boasts a large window that floods the space with natural light, creating a bright and airy atmosphere. The property includes a well equipped shower room, complete with a corner shower enclosure with full body jets, ensuring a refreshing start to your day.

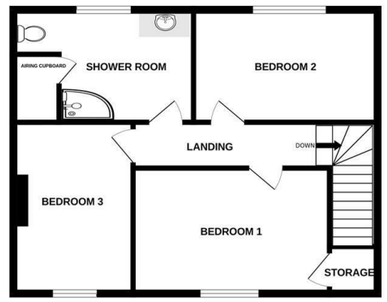
Additionally, a walk-in airing cupboard offers ample storage, adding to the practicality of this charming home. Outside, the cottage-style garden is a delightful retreat, featuring decorative shingle, borders, and trees that enhance the tranquil setting.

This outdoor space is perfect for enjoying the fresh air or tending to your plants. This property combines the best of traditional charm with modern comforts, making it an ideal choice for anyone looking to settle in a picturesque village. Don't miss the opportunity to make this lovely cottage your new home.

GROUND FLOOR



1ST FLOOR



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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