

386 Elm Road, Upper Marham

Minors & Brady

386 Elm Road

Upper Marham, King's Lynn

Chain free and offering generous accommodation, this extended three-bedroom end-of-terraced home presents an excellent opportunity for a range of buyers. Occupying a desirable position in Upper Marham, the property boasts a particularly large lounge, a practical fitted kitchen, and three well-proportioned bedrooms. The layout is further complemented by a welcoming hallway entrance, a useful external shed, and a family bathroom fitted with a shower over the bath. With its spacious reception room and practical accommodation, the property is ideally suited to first-time buyers, growing families, or those seeking a well-positioned home.

- Being offered chain free
- Extended three-bedroom home offering a practical and versatile layout
- Particularly spacious lounge providing ample room for relaxing and entertaining
- Practical fitted kitchen with a range of units and work surfaces
- Three well-proportioned bedrooms arranged across the first floor
- Family bathroom fitted with a bath and shower over
- Useful external shed providing additional storage space

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- Two parking spaces offering convenient off-road parking for residents
- Occupying a desirable position within the popular village of Upper Marham
- An ideal purchase for first-time buyers, growing families, or those seeking spacious and versatile accommodation

The Location

Situated in Upper Marham, a village within the wider Marham community in West Norfolk, the property benefits from a residential setting with a range of local amenities nearby. Marham offers everyday conveniences including local shops, infant and junior schooling, and a GP surgery, alongside community facilities such as the village hall. RAF Marham also forms an important part of the local area, contributing to the village's employment opportunities and community facilities.

For wider amenities and transport connections, King's Lynn is approximately 12 miles away, offering a broader selection of shopping, leisure, and dining facilities. Downham Market and Swaffham are also within approximately nine miles, providing further amenities and services.

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Regular bus routes serve the surrounding settlements and King's Lynn, while railway connections can be accessed from Watlington and Downham Market, offering onward travel options.

Elm Road, Upper Marham

Upon entering, a welcoming porch leads through to the hallway, which provides access to the principal ground-floor accommodation and staircase to the upper floors. The lounge is a particularly spacious reception room, spanning a generous proportion of the ground floor and offering ample space for both relaxing and entertaining. Its generous proportions provide plenty of flexibility for furniture arrangements, creating a comfortable setting for everyday living.

The kitchen is conveniently positioned to the rear of the property and is fitted with a range of units, work surfaces, a sink, and an integrated hob, providing a practical space for food preparation. The ground floor is further complemented by a useful external shed, offering additional space for storage.













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To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. All three bedrooms benefit from built-in wardrobes, providing useful integrated storage, with the accommodation offering flexibility for family members, guests, or those requiring space to work from home. The bathroom is fitted with a bath with a shower over, alongside a wash basin and WC.

Externally, the property benefits from an attractive, enclosed rear garden, providing a pleasant and private outdoor space to relax and enjoy. The garden offers an ideal setting for outdoor dining, entertaining, or simply enjoying the warmer months.

Agent's Note

This property will be sold freehold, and is connected to mains gas, water, electricity, and drainage.

This property has gas central heating.

The maintenance fee is £60 pcm.

Council Tax Band: A

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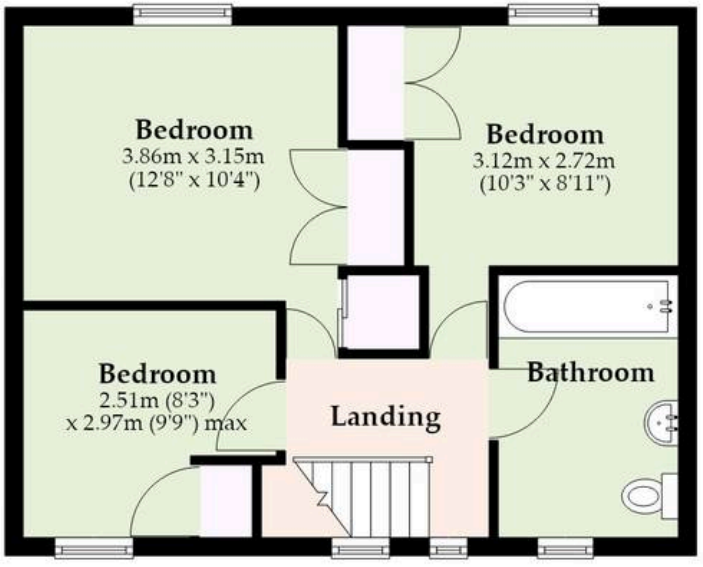
Ground Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

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.
Plan produced using PlanUp.

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Let's make it a *reality.*



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Meet *Marlo*
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Your home, our market

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