



Plot 5, 34 Old Norwich Road, Marsham, Norwich, NR10 5PR

Guide Price £300,000

- THREE BEDROOMS
- BRICK WEAVE DRIVEWAY TO FRONT
- EXCLUSIVE DEVELOPEMENT OF 6 HOMES
- DUAL ASPECT LIVING ROOM AND KITCHEN
- SEMI DETACHED HOME
- WEST FACING REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- AIR SOURCE CENTRAL HEATING

DESCRIPTION

Ideally located in the popular village of Marsham, this fantastic semi detached new home lies 2 miles south of the sought after market town of Aylsham and with easy access to the City of Norwich. The property forms part of a unique, exclusive development of six homes and offers contemporary, bright and practical accommodation with high attention to detail. The ground floor accommodation features underfloor heating throughout and offers an entrance hall, ground floor cloakroom, a dual aspect kitchen/breakfast room and living room with French doors leading out to the West facing rear garden. To the first floor there are three bedrooms and a family bathroom. The property is approached via a brick weave driveway providing parking for two vehicles, with paved side access leading to the West facing rear garden.

LOCATION

The village of Marsham lies approximately 10 miles North of the City of Norwich and 2 miles South of the sought after Market Town of Aylsham, offering a host of local amenities from supermarkets, restaurants, pubs, cafes, independant shops and highly rated pre, first and

high schools.

Marsham is positioned on the A140 surrounded by countryside and offers a local primary school, a pub and a restaurant.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC door to front entrance, stairs to first floor with built in storage cupboard underneath.

CLOAKROOM

Double glazed window with obscured glass to front aspect, pedestal wash hand basin, WC,

KITCHEN

A dual aspect room with double glazed window to front and side aspect, bespoke fitted kitchen comprising a range of wall and base units with worksurface over, inset one and a half sink and drainer, space and plumbing for a washing machine and dishwasher, four ring ceramic induction hob with cooker hood over and fitted electric oven underneath.

LIVING ROOM

A further dual aspect room with double glazed window to front aspect and UPVC French door to rear, TV aerial point.

FIRST FLOOR LANDING

Airing cupboard,

BEDROOM ONE

Double glazed window to front aspect, radiator,

BEDROOM TWO

Double glazed window to rear aspect, radiator,

BEDROOM THREE

Double glazed window to rear aspect, radiator,

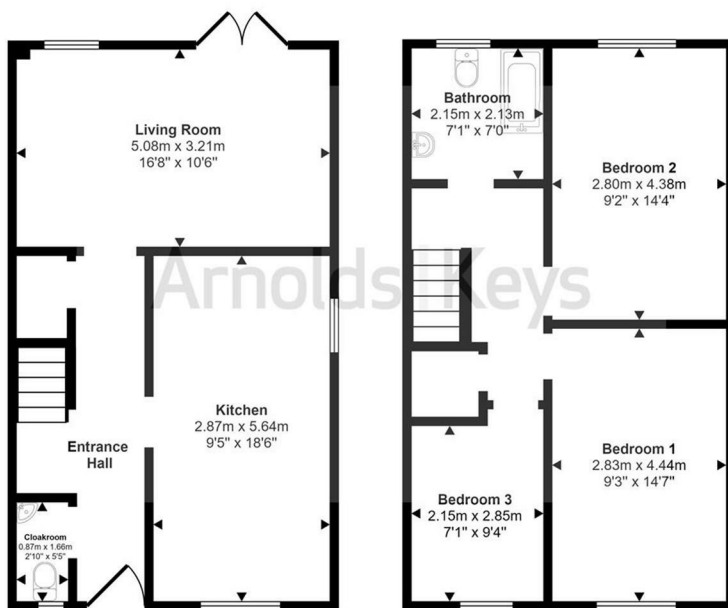
EXTERNAL

To the front the property benefits from a brick weave driveway providing parking for two vehicles, a paved pathway offers side access to the rear garden which is West facing and features a paved patio area and lawn area.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Air source heating with under floor heating to the ground floor.
Council tax band: TBC
EPC: TBC

Approx Gross Internal Area
92 sq m / 990 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

