

# Arnolds | Keys



**36, Plot 6 Old Norwich Road, Marsham, Norwich, NR10 5PR**

**Guide Price £275,000**

- EXCLUSIVE DEVELOPMENT
- TWO DOUBLE BEDROOMS
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SEMI DETACHED HOME
- GROUND FLOOR CLOAKROOM
- WEST FACING REAR GARDEN
- VILLAGE LOCATION

## DESCRIPTION

This attractive two bedroom semi detached home is ideally tucked away within the village of Marsham. The property forms part of an exclusive development of just 6 homes in total, and offers bright, practical accommodation with a generous brick weave driveway to the front and a West facing rear garden. Internally, the home features air source underfloor heating to the ground floor which comprises of an entrance hall, ground floor cloakroom, a dual aspect living room and contemporary kitchen/breakfast room, with two double bedrooms and a family bathroom to the first floor.

## 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, independent 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

Stairs to first floor with built in storage cupboard underneath, doors to;

### LIVING ROOM

A dual aspect room with double glazed window to front aspect and UPVC double glazed French doors to rear,

### KITCHEN DINER

A further dual aspect room with double glazed window to front aspect and UPVC double glazed French doors to rear. Comprising 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.

### CLOAKROOM

Fitted with a pedestal wash hand basin, WC,

### FIRST FLOOR LANDING

Airing cupboard, doors to all rooms,

### BEDROOM ONE

A dual aspect room with double glazed window to front and rear aspect, radiator,

### BEDROOM TWO

A dual aspect room with double glazed window to front and rear aspect, radiator,

### BATHROOM

A double glazed window to front aspect, three piece suite comprising panelled bath with mains connected shower over, pedestal wash hand basin, WC, extractor fan, radiator,

### EXTERNAL

To the front the property is approached via a brick weave driveway with parking for multiple vehicles. The side access leads to the rear West facing garden which features a patio seating area, a raised border and lawn area.

### AGENTS NOTES

This property is Freehold.

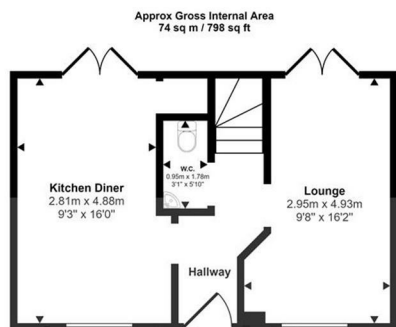
Mains drainage, electricity and water connected.

Air source heating with underfloor heating to the ground floor.

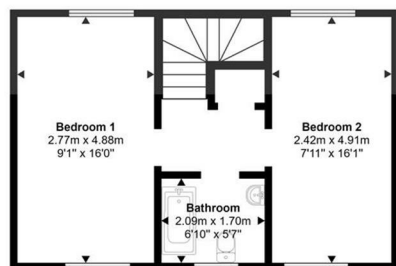
Council tax band: TBC

EPC: TBC

Planning reference number: 20161103



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 37 sq m / 399 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.