



£300,000 - £325,000

Guide Price

**3 Bedrooms
2 Reception Rooms
1 Bathrooms**

**Marsh Farm Cottages, Station Road, Norwich,
Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Positioned on the outskirts of a riverside village with railway station, this charming family home boasts delightful decor throughout its sizable accommodation. With 3 bedrooms and bathroom on the first floor, 2 receptions, kitchen and a huge utility on the ground floor, views over water meadows to the rear and towards Cantley to the front this is one to view.

ENTRANCE HALL

With exposed timber staircase with ample room underneath for storage and large walk-in pantry style cupboard with window to the rear.

LOUNGE

A bright room with windows to the front and door giving access to the rear conservatory, there is a focal point wood burner with Bessemer beam (not functioning) and log storage and side niches adjacent, porcelain tile hearth.

CONSERVATORY

Of low brick and UPVC construction with glass roof an ideal place to enjoy the views over the garden with french doors to the side.

KITCHEN/DINING ROOM

A selection of Dove Grey farmhouse style units in base drawer and wall mounted selection with complementing splashbacks and surrounds and ceramic flooring. There is space for a fridge and slimline dishwasher, range master range (by separate negotiation) with gas top and electric dual ovens and extractor hood above. The kitchen enjoying views to the rear and fields beyond and to the front towards Cantley and the river.

UTILITY

With plumbing for automatic washing machine and space for tumble dryer as well as further chest freezer or alternative white goods. With glazed door with glass panel giving views over the rear gardens. There is ample space in this area should a purchaser wish to add further appliances or utilise the room differently. There is a cupboard containing the freestanding Worcester boiler for oil central heating.

LANDING

With views to the rear, storage with louvred doors and access to loft, doors to all rooms:-



BEDROOM

A good size double bedroom with view to the front toward Cantley and the river with walk in wardrobe.

BEDROOM

With views to the rear, a good size, single bedroom with adequate room for wardrobes, currently used as a home office.

BEDROOM

A good size double bedroom with views towards Cantley and the river.

BATHROOM

Three piece white suite comprising panel bath, WC and wash basin with shower above the bath, screen door and complementing splashback and surrounds the bathroom enjoying views across open fields to the rear.

OUTSIDE

To the front of the property are enclosed shingled gardens with mature beds with pathway accessed by a gate with low timber fencing. The rear gardens laid mainly to artificial lawn with patio area and timber wood storage there is a pergola. Adjacent to the double timber gates the gardens enclosed by timber fencing.

AGENTS NOTE

The RSPB own road and farmyard to the rear of the property. There is a private drainage treatment plant - Klargester bb 4356 and a public pedestrian right of way to the front along the lane.

EPC Rating:
D

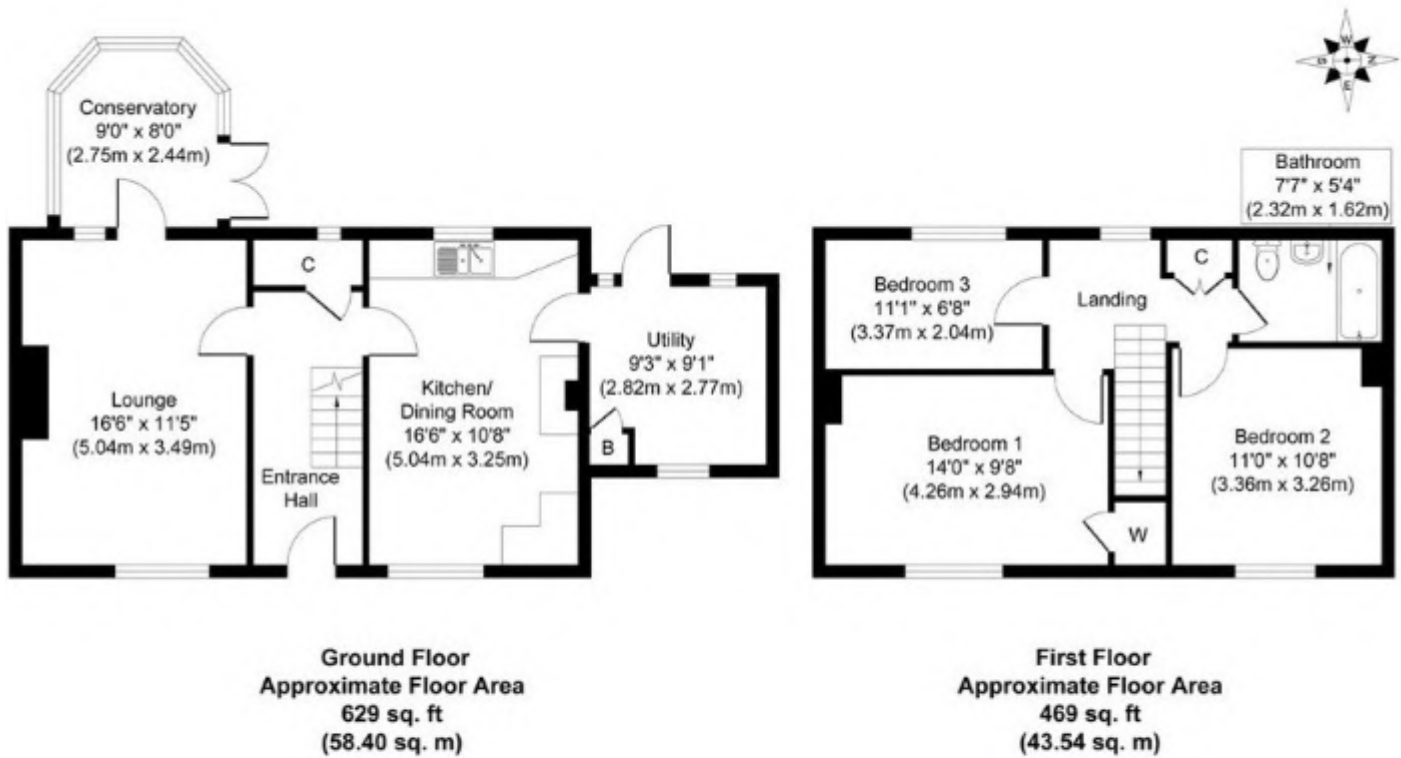
Council Tax:
Band B

Local Authority:
Broadland District Council

Tenure:
Freehold

Directions
Use - [judges.uproot.facelift](https://www.judges.uproot.facelift.com)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

