



**High Street, Marsham, Norwich, NR10 5QA**



**welcome to**

**High Street, Marsham, Norwich**

OPEN HOUSE GOOD FRIDAY 10AM-11:30AM

Don't miss this beautiful Cottage, which has fantastic potential for improvement and offers flexible accommodation to include 3/4 Bedrooms & 2/3 Reception Rooms. Outside has off-road parking, Garage and well-kept larger than average garden. NO ONWARD CHAIN!



## Description

OPEN HOUSE GOOD FRIDAY 10AM-11:30AM! Don't miss this stunning detached Cottage, affectionately known as 'Fox Warren Cottage', and is located in the popular village of Marsham which lies approximately 2.1 miles from the historic Market Town of Aylsham, which has a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

The property is offered with No Onward Chain, has fantastic potential and enjoys accommodation to include Living Room, Dining Room, Kitchen, Study/Bedroom Four & Shower Room to the ground floor, while upstairs has 3 Bedrooms & Bathroom. Outside offers ample off-road parking, Garage with Utility Area and well maintained rear garden backing onto fields.

## Entrance Porch

Front door opens into entrance porch with tiled floor, radiator & double glazed window. Internal door opens to Living Room.

## Living Room

26' 8" x 12' 11" (8.13m x 3.94m)

Back to back wood burner in the centre of the room, 2 radiators & 2 front aspect double glazed windows. Doors to Inner Hall & Dining Room.

## Dining Room

14' 3" max x 12' 2" (4.34m max x 3.71m)

Double aspect room with wood burner stove inset to brick fireplace, recessed cupboard with central heating boiler & 2 double glazed windows. Door to Kitchen.

## Kitchen

Fitted with base level units, wood effect work surface over with dark brown composite sink & tiled splash back. Electric double oven with electric hob and space for fridge/freezer, plumbing for a dishwasher. Access to under stairs cupboard, tiled floor, radiator & 2 double glazed windows with views over rear garden. Doors to Inner Hall, Dining Room and outside.

## Inner Hall

Stairs to first floor, recess shelving, radiator & doors to Living Room, Kitchen, Study/Bedroom, Shower Room & Garage.

## Study / Bedroom Four

11' 1" x 7' 7" (3.38m x 2.31m)

Fitted desk & drawers, BT point & rear aspect double glazed window with views over rear garden.

## Shower Room

Suite comprising low level WC, wash basin, shower area & double glazed window.

## First Floor Landing

2 double glazed windows, eaves storage & doors to Bedrooms and Bathroom.

## Bedroom One

13' x 12' + door recess (3.96m x 3.66m + door recess)

Loft access, radiator & double aspect from 2 double glazed windows.

## Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m)

Airing cupboard, shelving, radiator & double aspect from 2 double glazed windows.

## Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Loft access, radiator & front aspect double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & central fitted bath. Radiator & double glazed window.

## Outside

To the front of the property is a generous gravel driveway, providing ample off-road parking which leads to a Garage with up & over door and is split into 2 areas.

The rear garden is beautifully kept with a range of flowers, shrubs, lawn, patio area & backs onto fields.

## Garage

Split into 2 areas -

Main Area (measuring 14'4" x 9'8"), has up & over door, personal door into Inner Hall & door to Utility.

Utility Area (measuring 8'10" x 6'10"), has a built-in cupboard, work surface, plumbing for washing machine and door to rear garden.

## Agent's Note

1) It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

2) The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.



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welcome to

## High Street, Marsham, Norwich

- NO ONWARD CHAIN
- Detached 3/4 Bedroom Cottage
- Living Room, Dining Room & Study/Bedroom Four
- Shower Room & Bathroom
- Ample Off-Road Parking & Garage with Utility Area
- Well-Maintained Generous Garden backing onto Fields
- Sought After Village Location

Tenure: Freehold EPC Rating: Awaited



Ground Floor

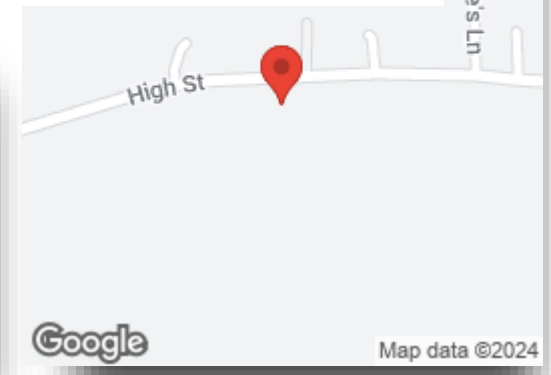


First Floor

guide price

**£375,000**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109220 - 0003

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