

# Arnolds | Keys



**Highlands, 46 High Street, Marsham, NR10 5AE**

**Offers Over £410,000**

- No Onwards Chain
- South Facing Conservatory
- Ample Off Street Parking
- Three Bedrooms
- Home Study
- Village Location
- Field Views to Rear
- Detached House
- Large Entrance Hall



# 46 High Street, Marsham NR10 5AE

Offered to the market with NO ONWARD CHAIN , this three bedroom detached house. Located in the village of Marsham, approximately 2 miles from the market town of Aylsham. The property benefits from a south facing garden and conservatory to the front, and ample off street parking to the rear.



Council Tax Band: D



## DESCRIPTION

This generous sized, three bedroom detached property benefits from a large kitchen with centre island, bright south facing conservatory with double patio doors leading to the front garden, adequately sized dining room and converted lounge off the kitchen, this property makes for an ideal family home with entertaining space.

## PORCH

UPVC double glazed porch and door, carpeted.

## ENTRANCE HALL

Upon entering the property, you are welcomed by the large entrance hall. Finished with wooden flooring and stairs to the left. Access to all downstairs rooms. Radiator

## LOUNGE

Once the former garage, the lounge had been extended by the current owners to create a large, double aspect entraining space off the kitchen. UPVC double glazed windows with double doors leading outside, carpeted flooring and three radiators. To the side is a storage cupboard which houses the oil fired boiler.

## KITCHEN

The kitchen is a bright and airy room, comprising wall and base units with butler sink and AGA. Built in appliances including Bosch microwave and oven, fridge/freezer and dishwasher. Centre island unit with storage and breakfast for four chairs, finished with wooden flooring. Storage cupboard used as a pantry and utility room, with shelving and space for washing machine and tumble dryer.

## DINING ROOM

Dual aspect UPVC double glazed windows, stone fireplace and marble effect hearth, carpeted flooring and radiator.

## CONSERVATORY

Accessed through the UPVC double glazed patio doors from outside, or via the kitchen, the bright south facing conservatory has a vaulted glass roof, finished with wooden flooring.

## WC

WC and hand wash basin, radiator and vinyl flooring with UPVC double glazed frosted window.

## Stairs to;

## LANDING

Access to all other rooms, UPVC double glazed window to rear aspect, carpeted flooring, radiator.

## BEDROOM 1

This spacious, dual aspect room benefits from a four doored built in wardrobe, carpeted flooring and radiator.

## BEDROOM 2

UPVC double glazed window to front aspect, built in wardrobe with sliding doors, carpeted flooring and radiator.

## BEDROOM 3

UPVC double glazed window, built in wardrobe with sliding doors, carpeted flooring and radiator.

## BATHROOM

A three-piece suite comprising WC, hand wash basin and shower. UPVC double glazed frosted window, vinyl flooring, radiator and storage cupboard.

## STUDY

A multi-purpose room, currently used as a study, carpeted flooring.

## OUTSIDE

The front of the property is mainly laid to lawn with a small bordering flower bed and small patioed area outside the conservatory double doors. Access from around the side to the rear, ample off street parking with brick weaved driveway. The current owner is in the process of having a small timber framed cart shed erected to further increase storage space. The property is accessed via a private drive which you have right of access over for parking.

## AGENTS NOTES

Council Tax Band: D (£1,592.64 - 2023/24)  
Broadland District Council  
Mains drainage connected, oil fired central heating.

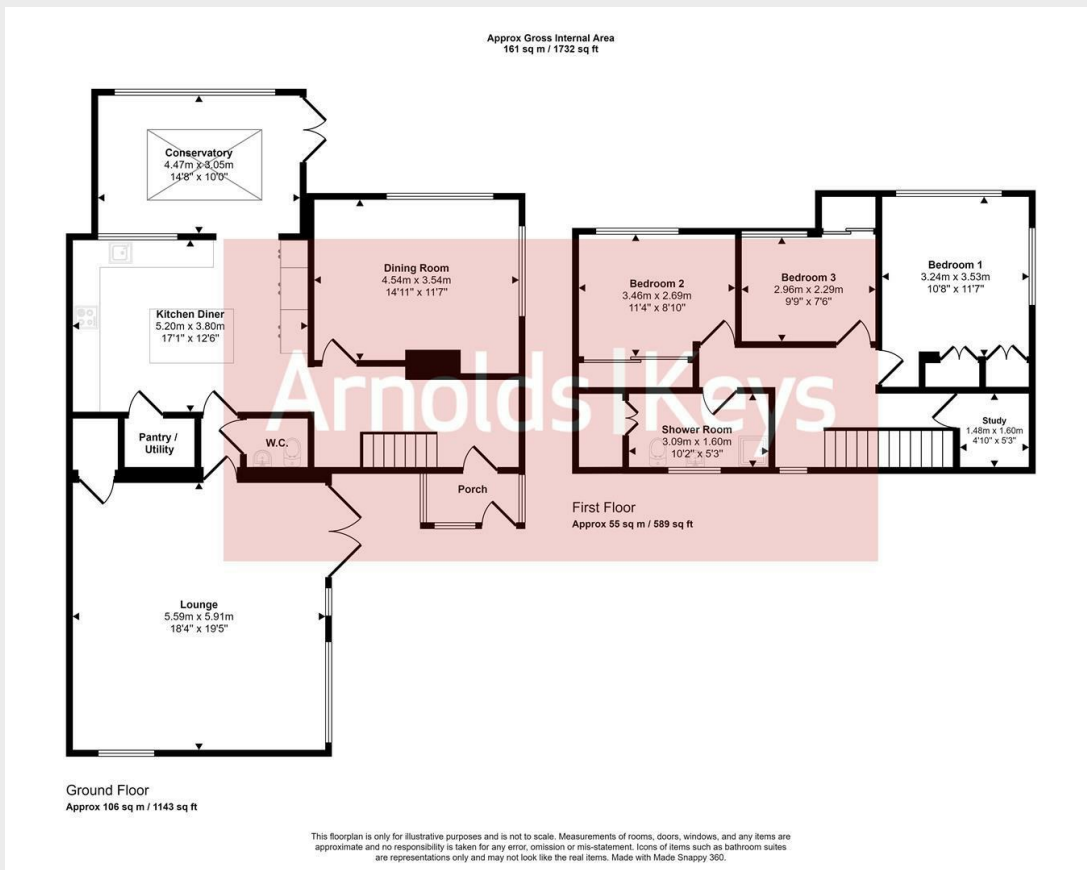


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>29</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

