

# Arnolds | Keys



High Acre, 33 Fengate, Marsham, NR10 5PT

Guide Price £300,000

- CHARACTERFUL COTTAGE
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- VILLAGE LOCATION
- END TERRACED
- TWO RECEPTION ROOMS
- GARAGE AND GARDEN
- CURRENT PLANNING PERMISSION FOR EXTENSION



# 33 Fengate, Marsham NR10 5PT

Tucked away within the village of Marsham, this charming two bedroom cottage offers bright, yet cosy accommodation with two reception rooms, two double bedrooms, and a detached, generous garden with off road parking. The property has current planning permission granted for a double storey extension.



Council Tax Band: C





## DESCRIPTION

This quaint two bedroom end terrace cottage offers characterful accommodation with two reception rooms; one with a wood burning stove and the other with an open fireplace, kitchen, two double bedrooms and a family bathroom. The home also benefits from current granted planning permission for a double storey extension to provide an extra reception room/home office and cloakroom to the ground floor, a third double bedroom to the first floor and a front porch. The garden is separated from the main property and is of a good size with a timber framed garage and off road parking.

## LOCATION

The property is located on a quiet road within the village of Marsham, just 2 miles South of the market town of Aylsham offering a host of local amenities from places to eat, supermarkets, doctors and dental surgeries and independent shops. Marsham is a popular village surrounded by countryside with two pubs and lies 10 miles North of the City of Norwich. The property itself is positioned at the entrance of a private Loke.

## ENTRANCE

UPVC door to front entrance, stairs to first floor and doors to living room and dining room.

## LOUNGE

A dual aspect room with double glazed window to front and rear aspects, wooden flooring, wood burning stove, fitted shelving units and storage cupboard.

## DINING ROOM

Double glazed window to front aspect, laminate flooring, radiator, open fire place with brick surround, under stairs storage cupboard with lighting and a space for a tumble dryer.

## KITCHEN

UPVC door to side entrance, double glazed window to rear aspect, wall and base units with inset ceramic sink and drainer, four ring electric hob with cooker hood over, integrated electric double oven and dishwasher, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring.

## FIRST FLOOR LANDING

Double glazed window to side aspect, airing cupboard with shelving units, carpeted.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, with electric Triton shower over, WC, wash hand basin, radiator, vinyl flooring.

## BEDROOM ONE

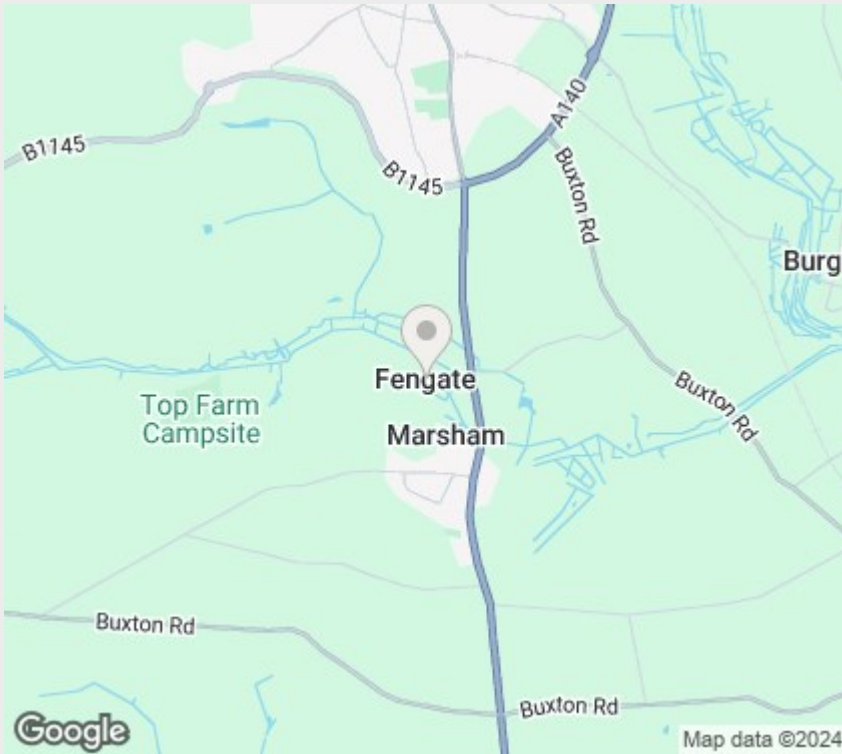
Double glazed window to front aspect, carpet, radiator, feature fireplace, built in walk in wardrobe with double glazed window to front aspect.

## EXTERNAL

To the front of the property there is a courtyard style garden, accessed through a timber gate, which is paved with a raised flower bed and enclosed with mature hedging. The garden lies adjacent to the property and accessed by continuing down the main Loke. The garden is laid to lawn with a greenhouse, timber framed garage and off road parking. There is also a further small courtyard garden accessed from the property via the kitchen, which is paved and allows for bin storage,

## AGENTS NOTES

This property is Freehold.  
Mains drainage (?) electricity and water connected.  
Oil fired central heating.  
Planning application number for two storey extension is 2023/2382, found on the Broadland website.  
Council tax band: C



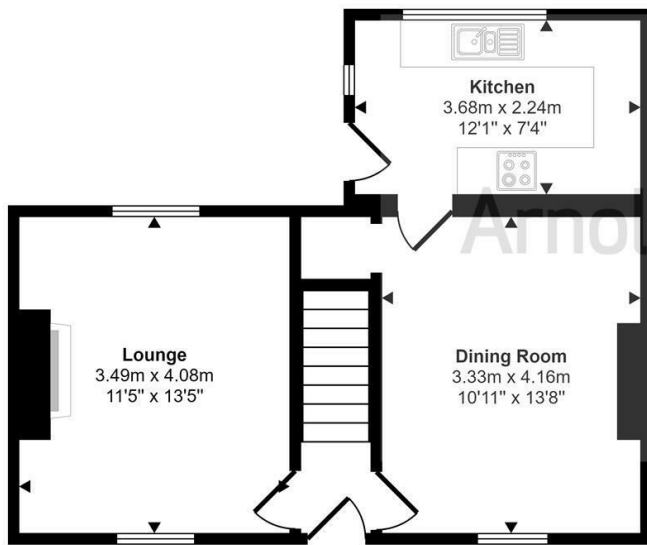
## Viewings

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

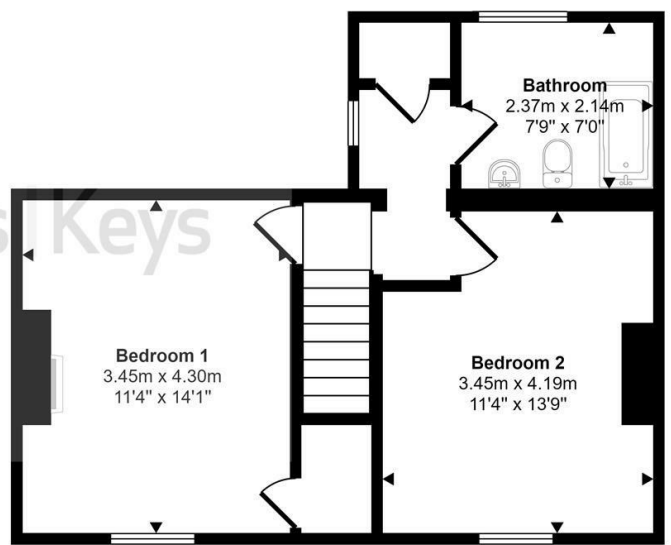
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
86 sq m / 922 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 43 sq m / 466 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.

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.

