

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

Plot 6 Old Norwich Road, Norwich NR10 5PR

A fantastic new home forming part of an exclusive development of only six properties, situated within the popular village of Marsham, just a short distance from the market town of Aylsham and with easy access to the City of Norwich. *MORE PLOTS TO BE RELEASED*



Council Tax Band:



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, independant 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.

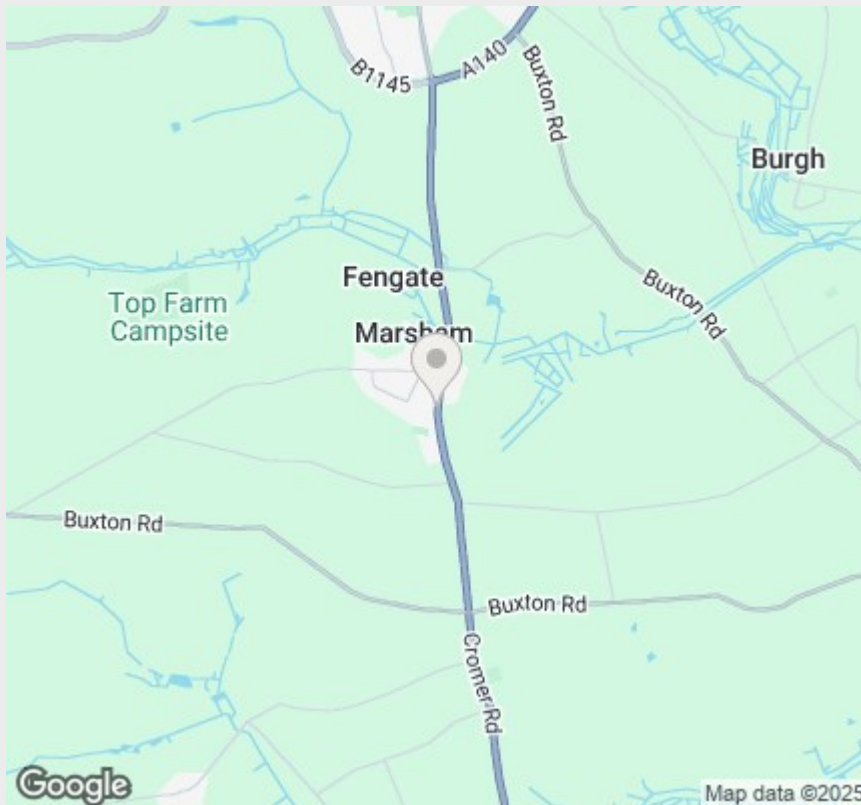
Mains drainage, electricity and water connected.

Air source heating with underfloor heating to the ground floor.

Council tax band: TBC

EPC: TBC

Planning reference number: 20161103



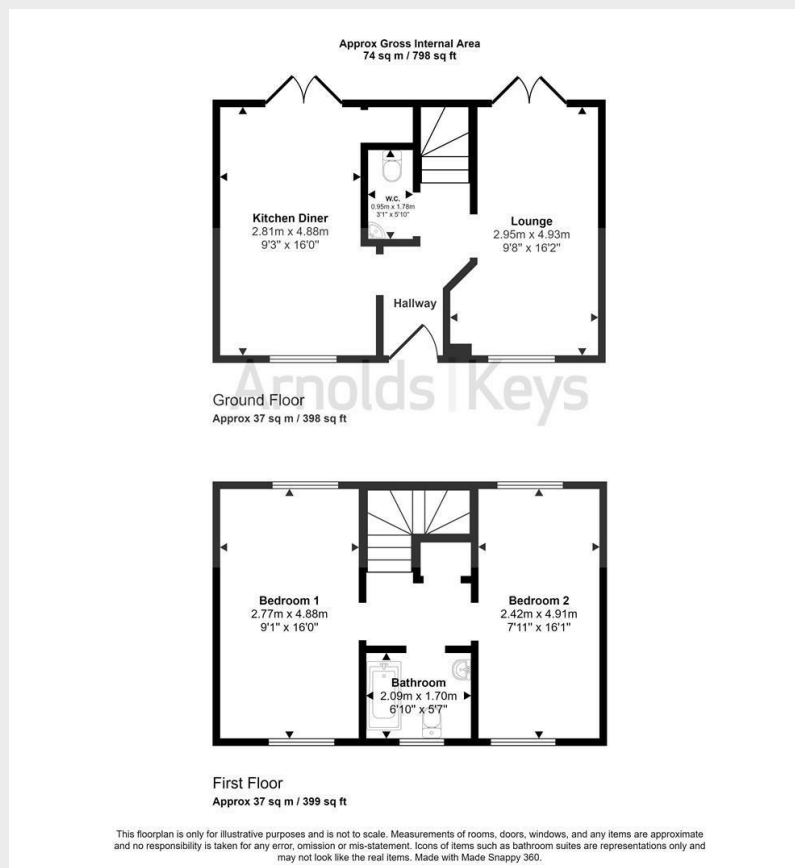
Viewings

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

