



Plot 5, 34 Old Norwich Road, Marsham, Norwich, NR10 5PR

Offers Over £275,000

- THREE BEDROOMS
- BRICK WEAVE DRIVEWAY TO FRONT
- EXCLUSIVE DEVELOPEMENT OF 6 HOMES
- DUAL ASPECT LIVING ROOM AND KITCHEN
- SEMI DETACHED HOME
- WEST FACING REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- AIR SOURCE CENTRAL HEATING

34 Old Norwich Road, Norwich NR10 5PR

An attractive three bedroom semi detached house forming part of an exclusive development of just six homes within the popular village of Marsham, close to the Market Town of Aylsham and with easy access into the City of Norwich. *MORE PLOTS TO BE RELEASED*



Council Tax Band: New Build



DESCRIPTION

Ideally located in the popular village of Marsham, this fantastic semi detached new home lies 2 miles south of the sought after market town of Aylsham and with easy access to the City of Norwich. The property forms part of a unique, exclusive development of six homes and offers contemporary, bright and practical accommodation with high attention to detail.

The ground floor accommodation features underfloor heating throughout and offers an entrance hall, ground floor cloakroom, a dual aspect kitchen/breakfast room and living room with French doors leading out to the West facing rear garden. To the first floor there are three bedrooms and a family bathroom.

The property is approached via a brick weave driveway providing parking for two vehicles, with paved side access leading to the West facing rear garden.

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

UPVC door to front entrance, stairs to first floor with built in storage cupboard underneath.

CLOAKROOM

Double glazed window with obscured glass to front aspect, pedestal wash hand basin, WC,

KITCHEN

A dual aspect room with double glazed window to front and side aspect, bespoke fitted kitchen comprising a range of 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.

LIVING ROOM

A further dual aspect room with double glazed window to front aspect and UPVC French door to rear, TV aerial point.

FIRST FLOOR LANDING

Airing cupboard,

BEDROOM ONE

Double glazed window to front aspect, radiator,

BEDROOM TWO

Double glazed window to rear aspect, radiator,

BEDROOM THREE

Double glazed window to rear aspect, radiator,

EXTERNAL

To the front the property benefits from a brick weave driveway providing parking for two vehicles, a paved pathway offers side access to the rear garden which is West facing and features a paved patio area and lawn area.

AGENTS NOTES

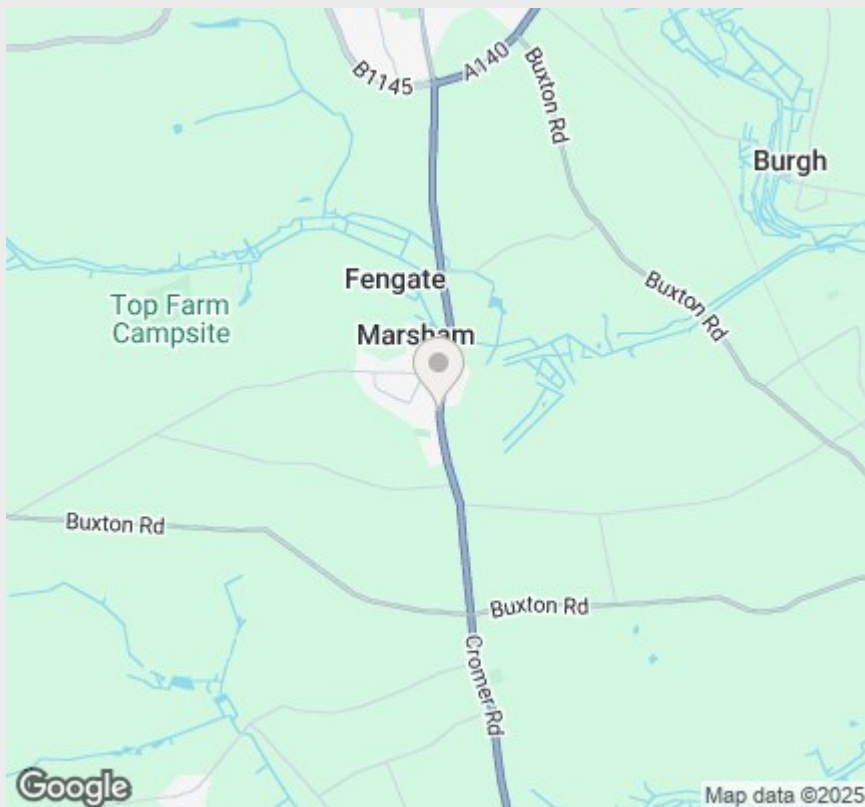
This property is Freehold.

Mains drainage, electricity and water connected.

Air source heating with under floor heating to the ground floor.

Council tax band: TBC

EPC: TBC

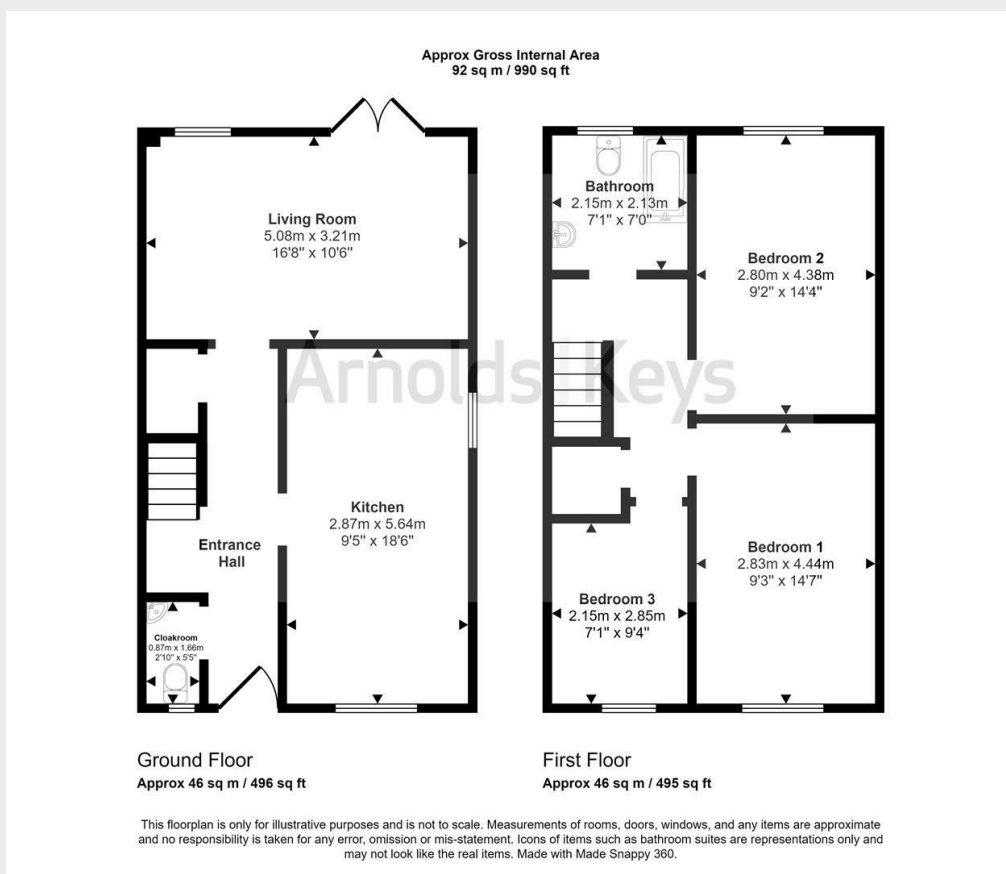


Viewings

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.

