



Forestry Cottage, 25 Allison Street, Marsham, NR10 5PL

Guide Price £290,000

- OPEN FIELD VIEWS
- AMPLE OFF ROAD PARKING
- THREE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- CONSERVATORY

25 Allison Street, Marsham NR10 5PL

A beautifully presented three bedroom semi detached home surrounded by countryside in the popular village of Marsham. The property boasts a generous rear garden with open views to the front and rear, with ample off road parking.

 3  1  3  D

Council Tax Band: B



DESCRIPTION

Situated within the popular village of Marsham, this delightful three bedroom property enjoys an idyllic position surrounded by countryside with open views to the front and rear. Having been extended over time the home offers well presented, bright and practical accommodation with an entrance hall leading to a reception room, ideal for a home office or dining room, living room with wood burning stove, conservatory, kitchen, utility room and ground floor cloakroom. To the first floor are three bedrooms and a family bathroom. The property offers ample off road parking and a well maintained, South facing rear garden with views to the meadow beyond. Planning was granted in 2019 for a single storey extension and car port, as the grant has now lapsed this would need to be reapplied for, should a prospective buyer wish.

LOCATION

The village of Marsham offers a peaceful rural lifestyle with excellent connections. Just 2 miles from the bustling market town of Aylsham and within easy reach of Norwich and the stunning North Norfolk coast, Marsham provides the perfect balance of tranquillity and convenience. The village boasts a strong sense of community, with local amenities including a traditional pub, village hall, and scenic walking routes. Marsham is an ideal setting for those seeking a quieter pace of life without compromising on access to amenities.

ACCOMMODATION

ENTRANCE HALL

uPVC door to front entrance, stairs to first floor, carpet, radiator.

RECEPTION ROOM

Double glazed window to front entrance, feature fireplace, carpet, radiator.

LIVING ROOM

Double glazed patio doors to conservatory, wood burning stove with tiled hearth and surround, carpet flooring, radiator.

CONSERVATORY

Double French doors to rear garden, carpet flooring, radiator.

UTILITY ROOM

Double glazed window to front aspect, wall and base units with inset stainless steel sink and drainer, radiator, tiled flooring, oil fired boiler.

CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, wash hand basin, tiled flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, uPVC double glazed door to side aspect, wall and base units with stainless steel sink and drainer, fitted double electric oven, electric hob with cooker hood over, space for free standing fridge/freezer, radiator, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side aspect, carpet flooring, built in storage cupboard, radiator, doors to:-

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with shower head attachment and mains connected shower over, WC, vanity unit with inset wash hand basin, heated towel rail, vinyl flooring.

EXTERNAL

To the front the property is approached via a large shingle driveway, bordered with established hedging. There is side access to the rear garden which is mainly laid to lawn, with two sheds, one workshop and a delightful pergola seating area.

AGENTS NOTES

This property is Freehold.
Mains water and electricity connected.
Drainage via a septic tank and oil fired central heating.
Council tax band: B



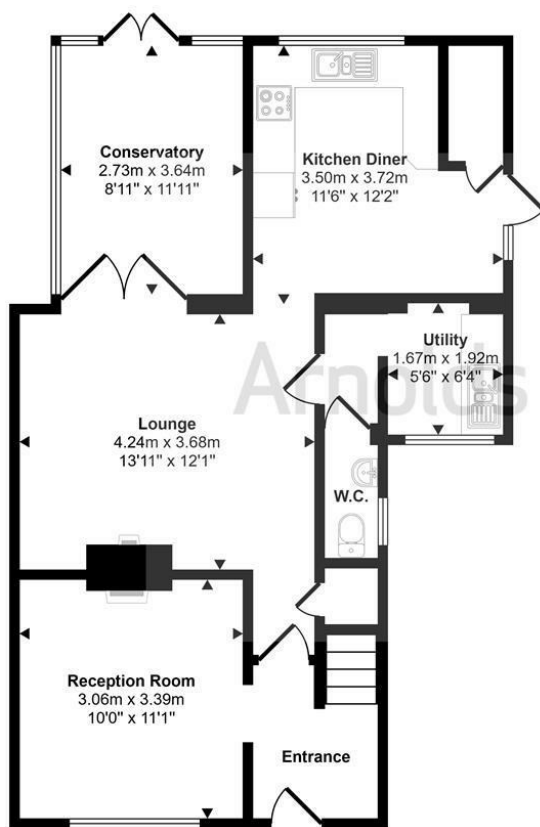
Viewings

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

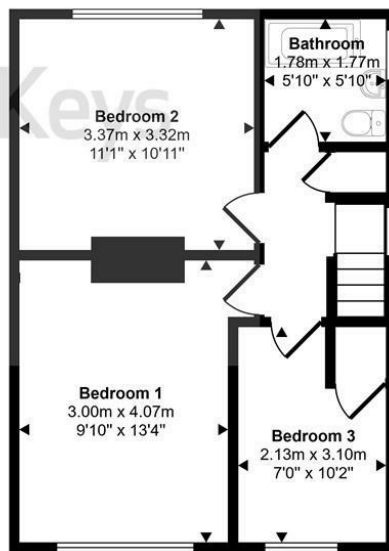
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
104 sq m / 1123 sq ft



Ground Floor
Approx 64 sq m / 694 sq ft



First Floor
Approx 40 sq m / 430 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, 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.

