



## 2 TOWNHOUSE

MARSH LANE, NEW BUCKENHAM, NR16 2BE



A delightful former alms house with approved planning permission for a single-storey extension, ideal for creating additional living space or a garden room. Offered to the market with no onward chain .

This charming former Alms House is located in the highly sought-after village of New Buckenham. The property benefits from planning permission for a single-storey extension and is offered for sale with no onward chain.

On entering the home, you step into a welcoming porch with access to both the shower room and the open-plan kitchen/living area. The shower room has been stylishly upgraded by the current owners and features a double-sized shower, wash hand basin, and low-level WC. The kitchen/living area is full of character, with pamment tiled flooring and a redbrick fireplace housing a wood burning stove. A built-in cupboard, worksurface, and integrated dishwasher and fridge provide practical storage and functionality. Double doors open onto the rear garden, while a further door leads to the bedroom. The bedroom offers charm and comfort, with stripped wooden floorboards, bespoke fitted furniture, and a rear-facing window with shutters.

The delightful rear garden is mainly laid to lawn with well-stocked beds and borders. There are two terrace

areas, one directly behind the property and another at the far end of the garden, perfect for outdoor dining or relaxing.

A versatile studio, complete with multiple power points, lighting and Ethernet cable provides excellent potential as a home office or creative space. Attached is a practical storage shed with power, lighting, and a vent for a tumble dryer. Additional features include a further storage shed and a wood store.

#### LOCATION

New Buckenham is one of the region's most popular villages and retains a great sense of community which supports its village shop, church, pub, cafe and other small businesses. It is very well placed for access to the towns of Attleborough (5 miles), Wymondham (8 miles) and Diss (8 miles), not forgetting the fine cathedral city of Norwich just 16 miles to the north east.

#### LOCAL AUTHORITY

Breckland District Council  
Council Tax Band A



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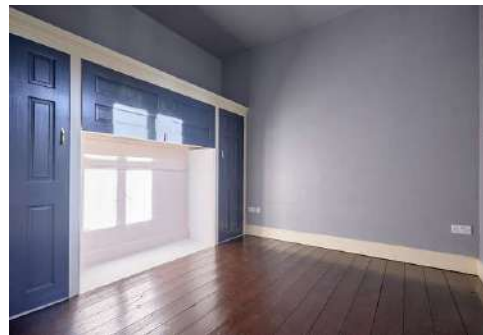
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EPC



## FLOOR PLAN



## SERVICES

Solid Fuel Heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## ENERGY PERFORMANCE

D Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## AGENT'S NOTE

Please contact the Agent regarding further details of the Title.



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## CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

