



**Marsh Cottage Marsh Road, Potter Heigham Great Yarmouth NR29 5LN**



**welcome to**

**Marsh Cottage Marsh Road, Potter Heigham Great Yarmouth**

**\*\*STUNNING FIELDS VIEWS\*\*** This four bedroom character cottage combines original features with modern fixtures & fittings along with a larger than average garage, ample driveway parking and generous rear garden backing onto fields making it an ideal countryside home!



Situated in a rural location just outside Potter Heigham village, this four bedroom detached house would make an ideal family home for someone desiring peaceful, countryside living within short commuting distance of pubs, shops, schools and village amenities. The property offers accommodation comprising entrance porch leading into entrance hall, lounge, dining room, conservatory, kitchen, utility room and bathroom on the ground floor. On the first floor, you will find a spacious landing with patio doors leading onto the roof terrace and four good sized bedrooms. Externally, the property boasts a South facing rear garden mainly laid to lawn with mature shrubs, hedging and timber outbuilding. At the front of the property there is ample parking on the brick weave driveway with a gated entrance and a larger than average garage providing plenty of storage. There is further potential to develop this property to create more reception/bedroom space on the ground floor or a bathroom on the first floor.

**Viewing is essential to fully appreciate this one-off character cottage!**

#### **Entrance Porch**

Double glazed window to front aspect, door to side and vinyl flooring

#### **Entrance Hall**

Entrance door from porch, radiator and vinyl flooring

#### **Living Room**

16' 6" x 13' ( 5.03m x 3.96m )

Double glazed window to rear aspect, radiator and carpeted flooring

#### **Dining Room**

15' 10" x 14' ( 4.83m x 4.27m )

Double glazed window to front aspect, fireplace with wood burning stove, under stairs cupboard, radiator and wooden flooring

#### **Garden Room**

16' 7" x 12' 9" ( 5.05m x 3.89m )

Brick base with uPVC windows and doors, thermal roof and tiled flooring

#### **Kitchen**

11' 2" x 9' 11" ( 3.40m x 3.02m )

Farmhouse style kitchen with range of wall and base units with work surfaces over, eye level double oven, electric hob, ceramic sink, plumbing for washing machine, space for fridge freezer, oil central heating boiler, tiled splash backs, double glazed window to rear aspect and vinyl flooring

#### **Utility Room**

17' 5" x 10' 6" ( 5.31m x 3.20m )

Spacious multi-purpose room with work surfaces and doors to front and rear aspects, and a door into the Garage.

#### **Bathroom**

Suite comprising bath with shower over, WC, wash hand basin, towel rail, wall panelling, double glazed window to front aspect and tiled flooring

#### **First Floor Landing**

Large open landing with patio doors onto the roof terrace, carpeted flooring and doors into all bedrooms.

#### **Bedroom One**

15' 10" x 13' ( 4.83m x 3.96m )

Double glazed windows to rear and side aspects, radiator and carpeted flooring

#### **Bedroom Two**

17' 4" x 8' ( 5.28m x 2.44m )

Double glazed windows to side and rear aspects, loft access, airing cupboard housing water tank, radiator and carpeted flooring

#### **Bedroom Three**

10' 6" x 8' 1" ( 3.20m x 2.46m )

Double glazed window to front aspect, radiator and carpeted flooring

#### **Bedroom Four**

11' 10" x 5' 5" ( 3.61m x 1.65m )

Double glazed window to front aspect, radiator and carpeted flooring

#### **Exterior**

At the front of the property, there is gated access to a brick weave driveway offering parking for several vehicles. The tandem length workshop has double doors that open onto the driveway, side door into garden, internal access from utility room, power and lighting.

At the rear of the property, there is a generous South facing garden mainly laid to lawn with hedging, shrubs, patio, access gates and a detached timber studio with double glazed windows and doors.

#### **Agents Note**

We have been made aware by the vendor that the driveway is subject to a right of way pedestrian access for the neighbouring property. Please call us on 01692 581034 for more information.



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## Marsh Cottage Marsh Road, Potter Heigham Great Yarmouth

- First Floor Roof Terrace with Field Views
- South Facing Rear Garden
- Large Garage and Driveway Parking
- Three Spacious Reception Rooms
- Countryside Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: Deleted



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108438 - 0003

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