









welcome to

Marsh Cottage Marsh Road, Potter Heigham Great Yarmouth

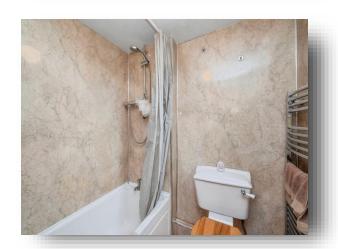
STUNNING FIELDS VIEWS This four bedroom character cottage combines original features with modern fixtures & fittings along with a larger than average garage, ample driveway parking and generous rear garden backing onto fields making it an ideal countryside home!













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.





welcome to

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



his 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 etails 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 usen its own inspectionals. Powered by way focalizant, or

£450,000









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Property Ref: NWS108438 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.