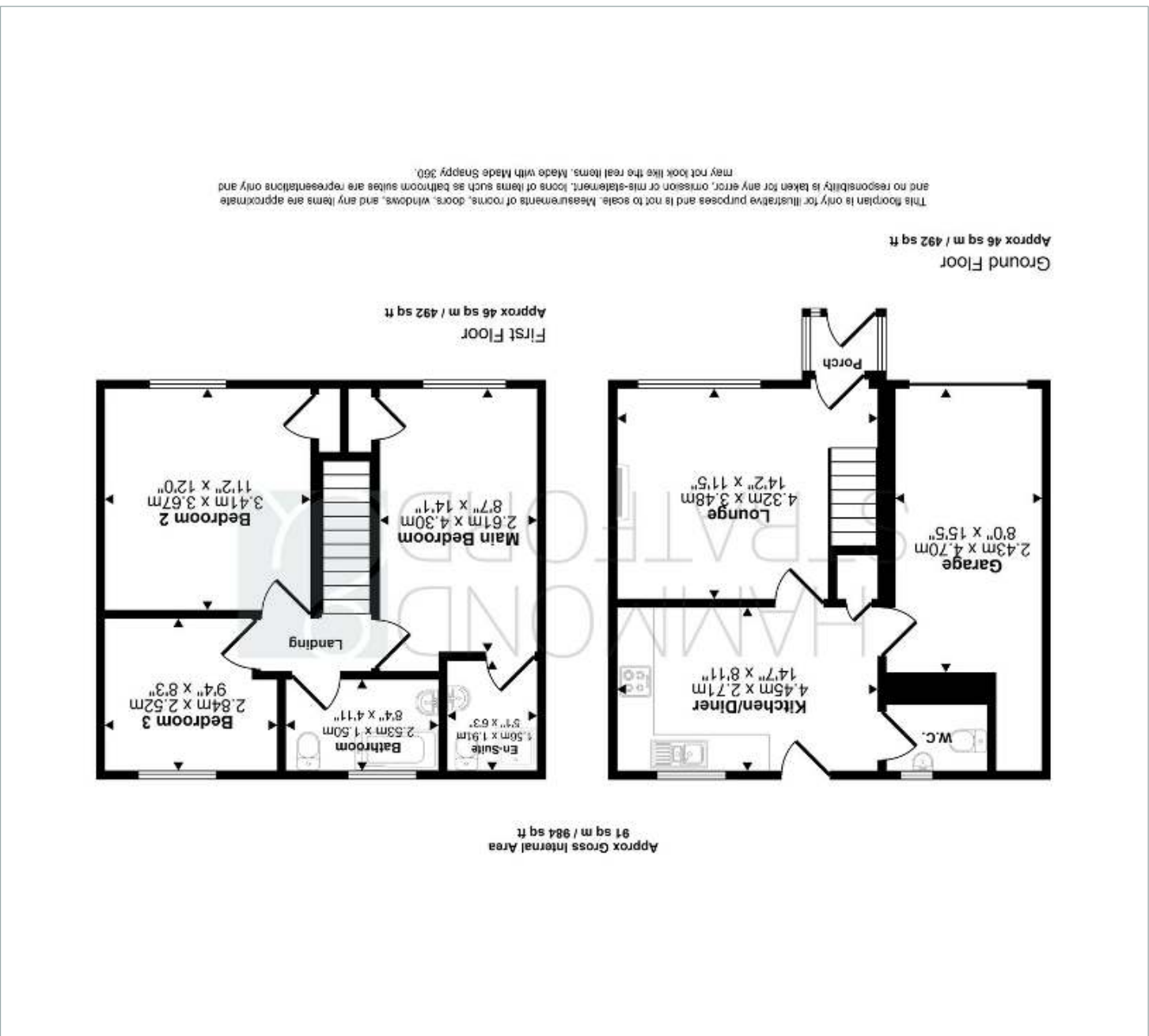
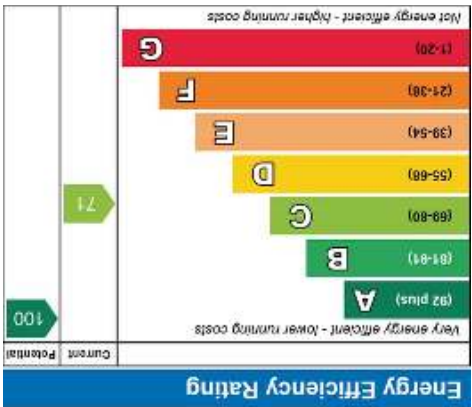




IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

TENURE
Freehold
LOCAL AUTHORITY
Breckland District Council
COUNCIL TAX BAND

DIRECTIONS
Head into the village of New Buckenham via the B1113 from the direction of Norwich. In the village the road becomes Queen Street with Marsh Lane located at the junction of Queen Street and Booseys Walk. The property can be found on the right-hand side just after the lane bears right.



NEW HOUSE, MARSH LANE
New Buckenham, Norwich, Norfolk, NR16 2BE

FOR SALE

Guide £280,000 - £290,000



“Immaculately presented 3 bedroom detached house, offered with No Onward Chain, enjoying a popular village location.”

THE FEATURES

- ✓ Guide Price £280,000 - £290,000
- ✓ Immaculately presented detached house enjoying a tucked away position in a popular village
- ✓ Offered with No Onward Chain!
- ✓ 3 good-sized first floor bedrooms including 2 with storage and main bedroom with an en-suite
- ✓ Stylish kitchen/diner with integrated appliances and French doors to the rear garden
- ✓ Spacious front-facing lounge with feature Dimplex electric fireplace to the centre
- ✓ First floor family bathroom, ground floor WC, oil fired central heating and double glazing
- ✓ Low maintenance, enclosed rear garden with patio seating area and external access
- ✓ Off-road parking to the front and integrated single garage
- ✓ Situated in New Buckenham with access to local amenities and countryside charm



THE PROPERTY

Welcome to this beautiful detached home nestled in the heart of New Buckenham, a charming conservation village. This immaculately presented property offers everything a modern family might need, boasting spacious interiors, tasteful décor, off-road parking, integrated garage and a low-maintenance garden.

This fantastic home is offered with No Onward Chain and presents an ideal opportunity for families or anyone seeking a ready-to-move-in home in a tranquil village setting - do not miss out!

THE OUTSIDE

To the front, the property features a neat shingle driveway for off-road parking, alongside a garden with decorative planting and a small brick wall bordering the pavement. A single integrated garage with light, power and internal access offers further parking or storage.

The approx. 20' max. rear garden is fully enclosed and designed for ease, laid mainly to patio with space for outdoor dining and container planting. The oil tank is discreetly positioned to the rear left-hand corner. Situated down a lane in the conservation village of New Buckenham, the home enjoys a quiet yet well-connected location close to local amenities, countryside walks and a strong community atmosphere.

THE AREA

New Buckenham is a picturesque village with a medieval layout, characterful homes, and a friendly atmosphere. Its vibrant community enjoys a village hall, traditional pub, and independent shops, making it a delightful place for those seeking a slower pace of life. The village sits around 5 miles from Attleborough, offering residents quick access to supermarkets, excellent schools, and the A11 for convenient commuting.