



Craig Cottage 39 Fengate, Marham, Norwich, NR10 5PT £1,250

- Furnished or Part Furnished
- Rural Location
- Ample Off Road Parking
- Oil Central Heating
- Cloakroom and Bathroom With Over Bath Shower
- 3 Bedrooms
- Large Garden and Patio
- 2 Reception Rooms
- uPVC Double Glazing

Craig Cottage 39 Fengate, Norwich NR10 5PT

Located in the charming area of Fengate, Marsham, this delightful semi-detached home perfectly combines modern comfort with a cosy cottage feel. The property is available furnished or part-furnished, offering flexibility to suit your needs.

On the ground floor, you'll find a spacious modern kitchen / diner with a separate utility room and cloakroom. Patio doors open from the dining area onto the private patio and enclosed back garden, creating a lovely indoor / outdoor flow ideal for or relaxing. The home also features two versatile reception rooms, perfect for use as living spaces or a home office.

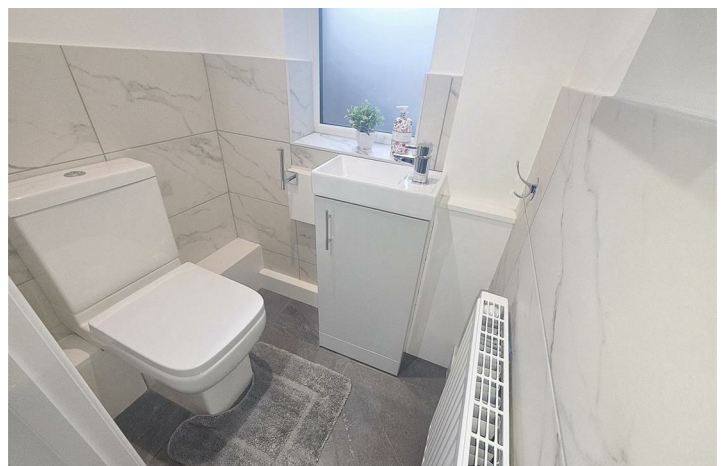
Upstairs offers three well-proportioned bedrooms, one double, one twin, and one single, along with a modern family bathroom.

Outside, the property benefits from ample parking.

The property benefits from oil central heating and double glazing.



Council Tax Band: B



Marsham is a charming and well-connected village located just south of Aylsham. Adjoining countryside, it offers the perfect blend of peaceful rural living with easy access to local amenities and transport links.

The village has a welcoming community atmosphere, with a traditional pub, local shop, and scenic walking routes right on the doorstep. For a wider range of shops, cafés, and services, the historic market town of Aylsham is just a few minutes' drive away, while Norwich city centre can be reached in around 25 minutes by car.

Marsham is also ideally situated for those who enjoy the outdoors, with Blickling Estate and the Norfolk Broads National Park nearby, perfect for walking and cycling.

EPC Rating - D. Council Tax - B.

Entrance Lobby

uPVC entrance front door, grey fitted carpet, stairs to first floor and doors into reception rooms

Lounge

9'5" x 12'8"

uPVC window, 1 radiator, grey fitted carpet, wood burner style electric fire, 3 double plug sockets, TV port.

Reception Room

9'8" x 12'8"

2 uPVC windows, 1 radiator, grey fitted carpet, 3 double plug sockets, phone port.

Kitchen/ Diner

max 14'2" x 20'0"

uPVC door, grey tiled floor, 3 uPVC double glazed windows, 2 radiators, bifold doors into the garden, a range of white wall and base units, grey stone effect worktop, fridge / freezer, electric oven and hob with extractor hood, single sink and drainer, 6 double plug sockets.

Utility

4'3" x 4'5"

Grey tiled floor, grey stone effect worktop, washing machine, 1 double plug socket, 2 single plug sockets.

WC

uPVC double glazed window, 1 radiator, grey tiled floor, white and grey marble effect splashback, WC, sink with vanity.

First Floor Landing

Grey fitted carpet.

Bedroom One

9'11" x 13'1"

2 uPVC double glazed windows, grey fitted carpet, 1 radiator, built in cupboard, 3 double plug sockets.

Bedroom Two

9'7" x 12'11"

uPVC double glazed windows, grey fitted carpet, 1 radiator, 3 double plug sockets.

Bedroom Three

max 11'10" x 7'8"

2 Velux windows, grey fitted carpet, 1 radiator, 3 double plug sockets.

Bathroom

max 6'3" x 7'10"

Velux window, grey tiled floor, white marble effect tiled splashback, 1 radiator, WC, sink with vanity, bath with mains shower over.

Outside

Front garden area laid to lawn with ample parking. To the rear is an enclosed garden and patio area with field views.

TENANT NOTES

The deposit for this property is £1,442.

EPC Rating D. Council Tax Band B - Broadland

Mains water and electric available or connected. Private drainage. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of

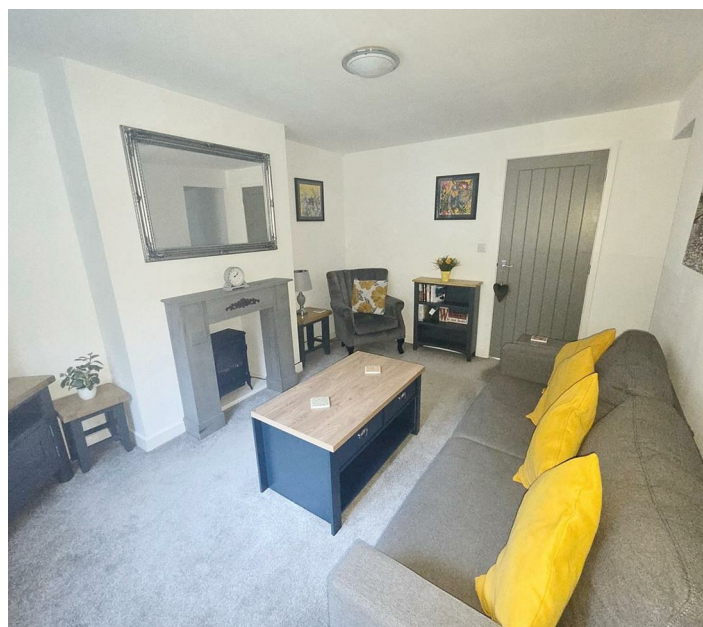
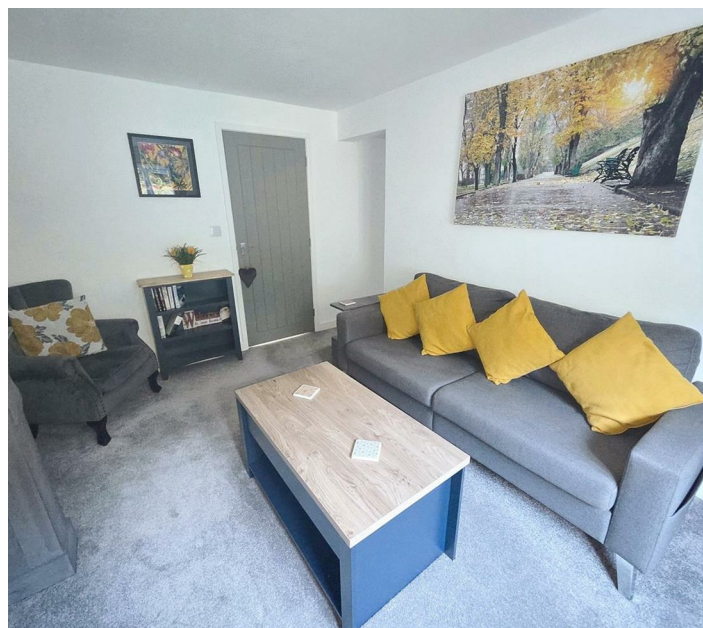
accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

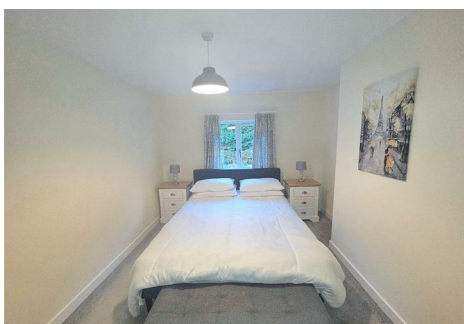
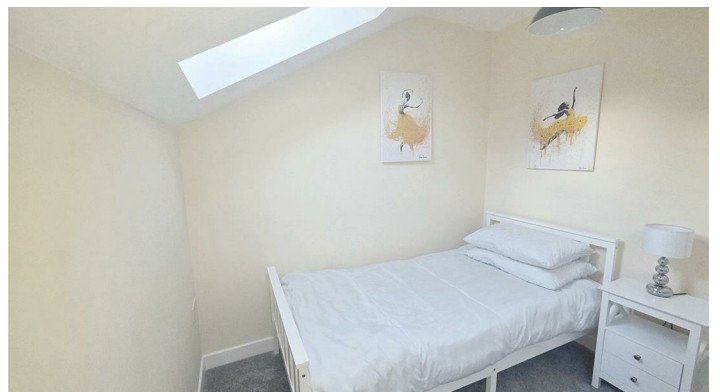
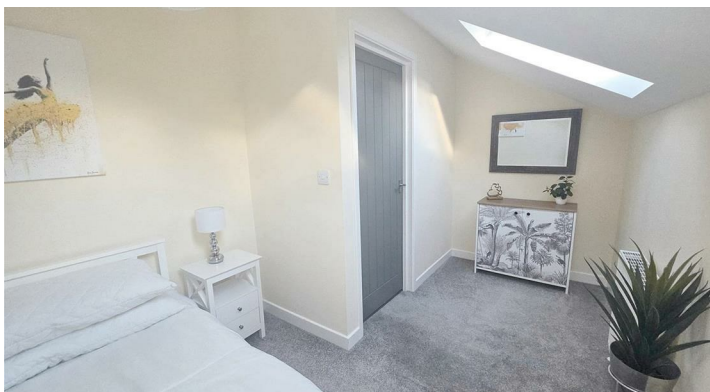
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £288.46. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.







Directions

Viewings

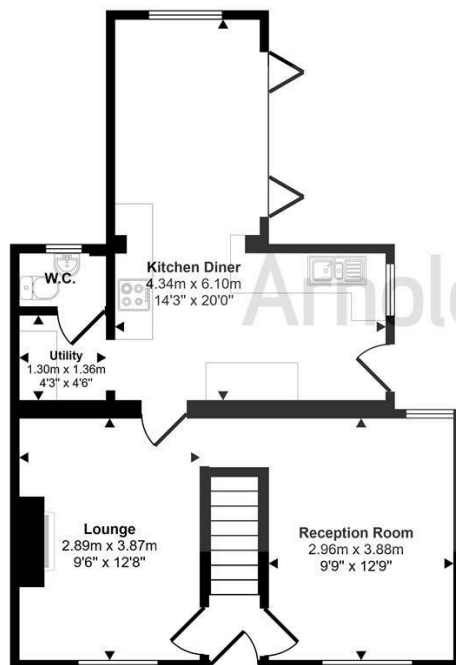
Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

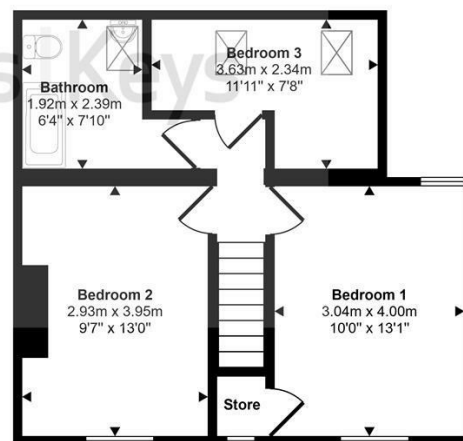
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
95 sq m / 1018 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 43 sq m / 465 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.