

2 Norney Bridge, Marston, SN10 5SF

Guide Price £375,000

DANIEL JONES
PROPERTIES

Bedrooms: 3
Bathrooms: 1 (Plus downstairs W.C)
Receptions: 2 (Plus garden office)

Carefully remodelled and fully refurbished throughout to an exacting standard by the current owners in 2020, this charming home benefits from modern energy-efficient features, including privately owned solar panels to the front and rear roof, offering low-maintenance living and notably cheap running costs.

On entering, underfloor heating runs throughout the ground floor. The welcoming entrance hall provides coat and shoe storage, plus a sizeable understairs cupboard. The cosy sitting room features a wood-burning stove and patio doors opening onto a semi-open garden room with light, power, heating and overhead shelter.

The spacious open-plan kitchen/breakfast/family room is filled with natural light and has rear double doors opening onto the patio. It features real wooden worktops, a kitchen island with breakfast bar, double sink, double oven, five-ring induction hob and extractor. There is also space and plumbing for an American-style fridge-freezer and dishwasher. A utility room provides further space for a washing machine/dryer, garden access and a downstairs cloakroom/W.C.

Upstairs, the bright landing leads to a partially boarded loft with light and power, plus three well-proportioned double bedrooms with attractive views, particularly over the rear garden and countryside. The two largest bedrooms have fitted wardrobes. A fully tiled family bathroom includes an L-shaped bath with shower, sink, W.C. and heated towel rail.









Outside, the spacious, landscaped south-facing rear garden includes a generous patio, shed, greenhouse and detached garden office. Fully insulated, double glazed and heated, with plentiful sockets, the office is ideal for working from home, creative use or occasional guests. The lawn is bordered by mature boundaries for privacy, with vegetable plots, planting beds and two secure stone stores offering workshop and storage space. To the front, a generous gravelled private driveway provides parking for several larger vehicles.

Situated in the attractive, well-connected village of Marston, the property combines rural Wiltshire charm with excellent local amenities. Five Lanes School, Worton & Marston Village Hall, community clubs, the Rose & Crown pub and countryside walks are all nearby. Norney Bridge bus stop is virtually on the doorstep, with service 76 connecting to Devizes, Worton, Steeple Ashton and Trowbridge. Devizes is approximately three miles away, while Melksham train station is just under six miles distant.

Additional Information:
Tenure: Freehold Semi-Detached House
Council Tax Band: C
Current EPC Rating: D (64)
Potential EPC Rating: C (73)
Services: Electric-Powered Heating. Extensive Privately Owned Solar Panelling. Mains Electricity Supply. Mains Drainage. Mains Water Supply. Double glazing throughout.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.



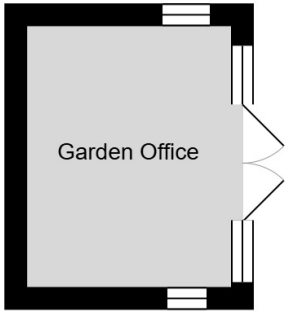




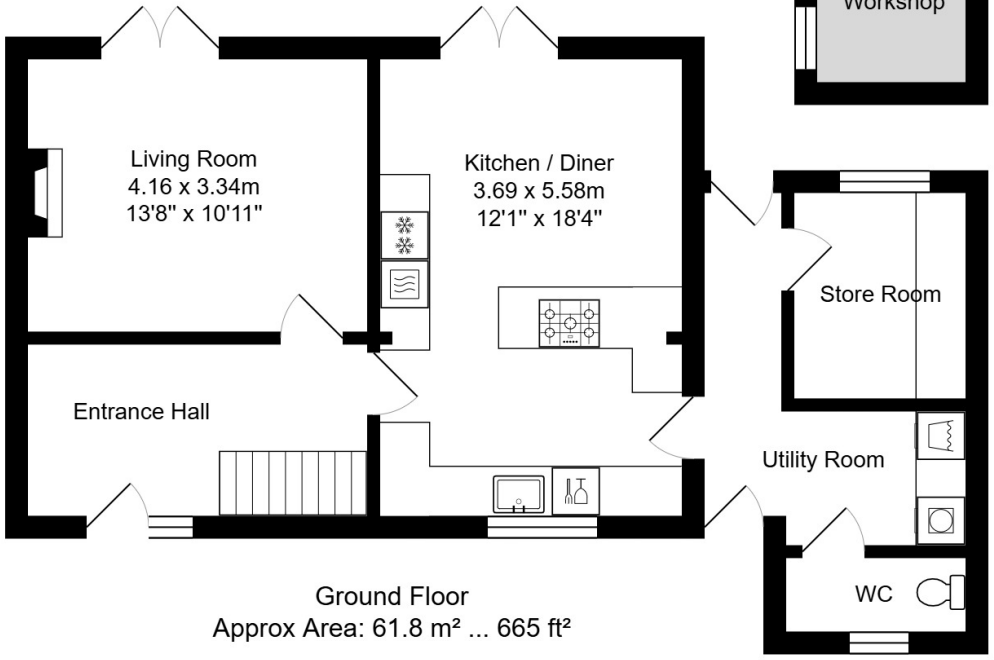


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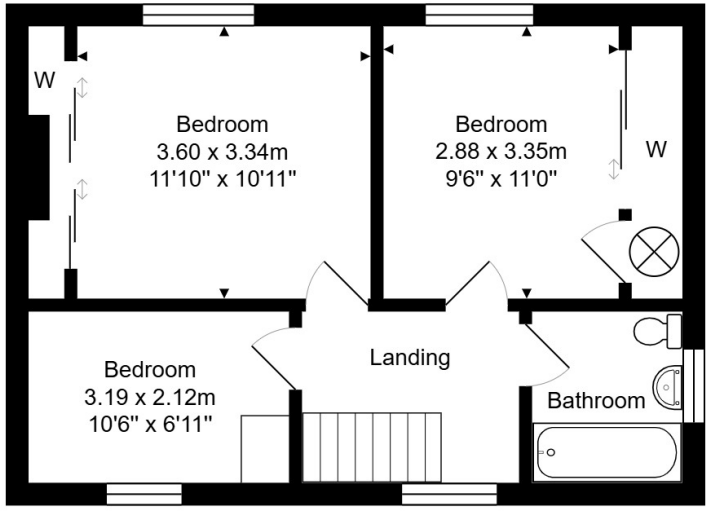
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk



Garden Office / Studio
Approx Area: 8.0 m² ... 86 ft²



Ground Floor
Approx Area: 61.8 m² ... 665 ft²



First Floor
Approx Area: 44.9 m² ... 483 ft²

Total Area: 106.7 m² ... 1149 ft² (excluding workshop, garden store, garden office)

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