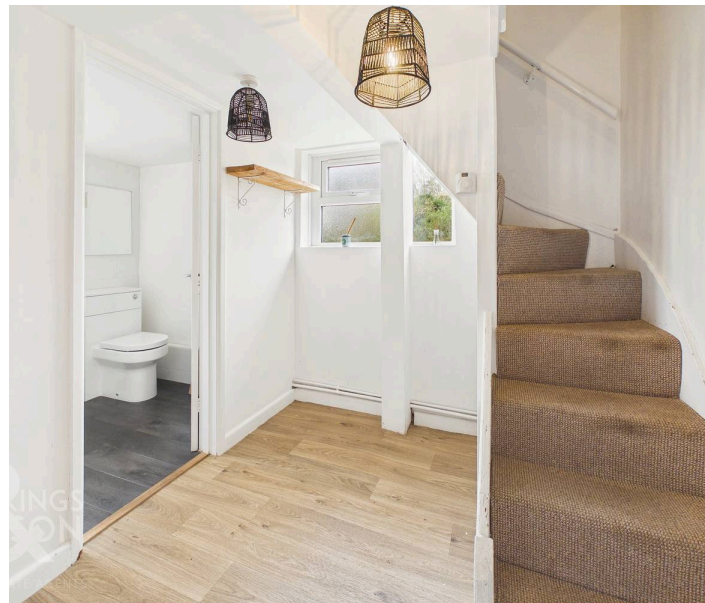




Marsh Road, Tunstall - NR13 3FE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Marsh Road

Tunstall, Norwich

NO CHAIN. This charming SEMI-DETACHED CHARACTER COTTAGE occupies an enviable 0.21 ACRE PLOT (stms) and enjoys PANORAMIC FIELD VIEWS to the rear, offering the perfect blend of rural tranquillity and modern convenience. With over 900 Sq. ft (stms) of accommodation, this delightful home showcases a harmonious MIX OF MODERN AND CHARACTERFUL FINISHES throughout. The heart of the home is the impressive 14' FITTED KITCHEN, featuring ample workspace and storage, with plenty of room for an island or dining table - ideal for family gatherings and entertaining. Adjacent, a practical WALK-IN PANTRY/UTILITY SPACE provides additional storage facilities. The 13' SITTING ROOM is a welcoming retreat, boasting a FEATURE FIREPLACE that adds warmth and character, with direct access to the garden. The GROUND FLOOR FAMILY BATHROOM leads off a USEFUL SPACIOUS INNER HALL, finished in a contemporary style and includes both a bath and a separate shower, catering to all family needs. Upstairs, THREE BEDROOMS offer comfortable accommodation, each benefitting from natural light and views of the surrounding countryside.

This property is the perfect choice for those seeking a unique blend of period charm and modern living in a picturesque setting. The gardens wrap gracefully around the side and rear of the property, creating a PRIVATE OASIS with a delightful patio seating area accessed directly from the sitting room - perfect for alfresco dining or simply enjoying the tranquil rural outlook. Mature hedging and established shrubbery provide natural screening along the borders, ensuring privacy and a sense of seclusion. Beyond the main lawn, a hard standing area sits behind DOUBLE TIMBER VEHICULAR GATES, offering secure OFF ROAD PARKING, with additional DRIVEWAY PARKING available beyond.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain - Semi-Detached Character Cottage
- Occupying a 0.21 Acre Plot (stms)
- Panoramic Field Views to Rear
- Over 900 Sq. ft (stms) of Accommodation
- Mix of Modern & Characterful Finishes
- 14' Fitted Kitchen with Space for an Island or Dining Table
- Walk-in Pantry/Utility Space
- 13' Sitting Room with a Feature Fireplace



The rural village of Tunstall is located approximately 15 miles East of the Cathedral City of Norwich. The village sits on the fringes of Halvergate, which is situated just two miles from the local village of Freethorpe which provides schooling. Further specialist shopping and amenities can be found in the bustling village of Acle just some five miles away. Amenities include post office facilities, access to the Norfolk Broads, and a rail service to Norwich and Great Yarmouth. Primary education is at Freethorpe with secondary education at Acle.

#### SETTING THE SCENE

The property sides onto the road and is accessed via a timber pedestrian gate with the off road parking and driveway located at the end of the garden. Heading through the gate, a hard standing footpath takes you to the main entrance door, with views across the lawned gardens and adjacent fields.

#### THE GRAND TOUR

Stepping inside, the kitchen offers a range of storage units with space for a freestanding electric range style cooker with an extractor fan above, with tile splashbacks running around the work surface, tiled flooring underfoot, integrated dishwasher and washing machine with space for a fridge freezer. A door leads off to a walk-in utility pantry which offers a range of storage shelving and the floor standing oil fired central heating boiler with wood effect flooring underfoot. The main sitting room sits to the rear of the property enjoying garden views with a window and door taking you to the outside, whilst a feature fireplace creates a focal point to the room with wood effect flooring underfoot. An opening takes you to an inner hallway housing further storage space and shelving, with stairs rising to the first floor landing and a door taking you to the ground floor bathroom. This modern white three piece suite offers a panelled bath with a mixer shower tap and glazed shower screen, with tiled splash-backs and storage under the hand wash basin.

Heading upstairs, the carpeted landing leads to three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom includes built-in storage, with all three bedrooms enjoying panoramic field views.

#### FIND US

Postcode : NR13 3FE

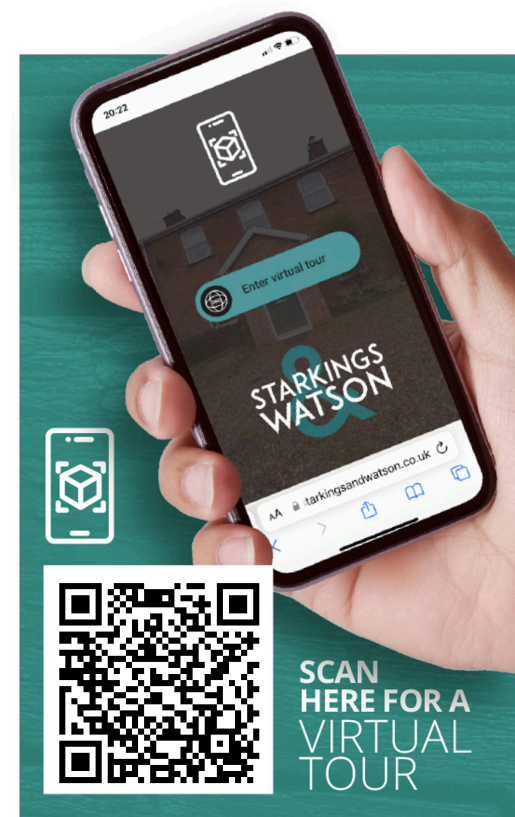
What3Words : ///consults.exclaim.neutron

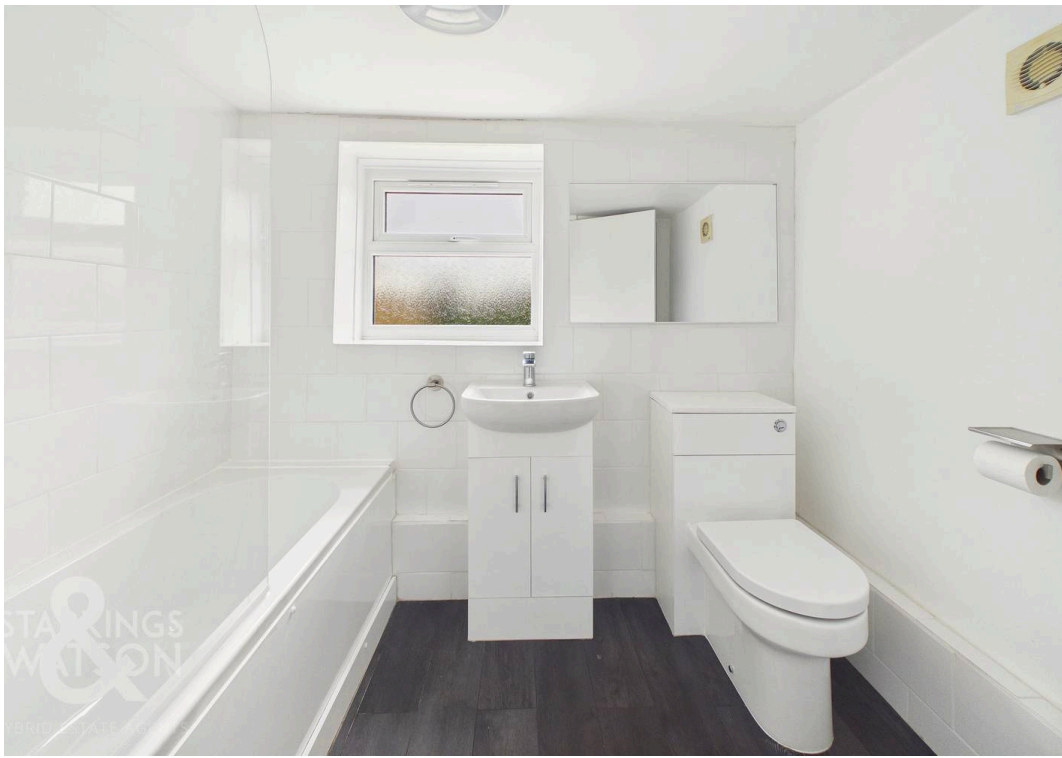
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property uses a private septic tank. The oil fired central heating boiler was installed in 2020.







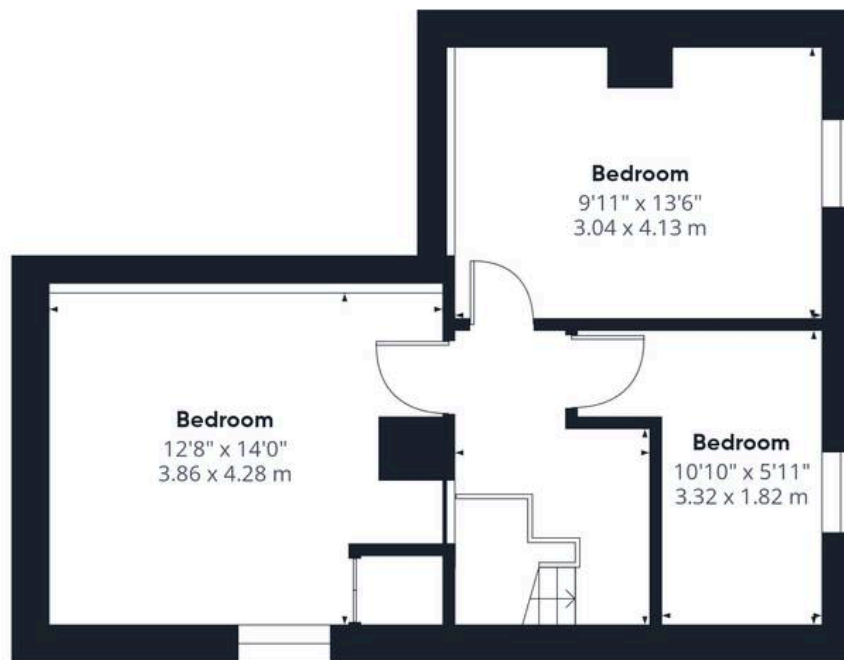
## THE GREAT OUTDOORS

The gardens wrap around the side and rear the property, with a patio seating area, heading out from the sitting room. A range of mature hedging and shrubbery screens the borders, with the oil tank situated to the far boundary and a timber shed also offering storage. Heading down the garden a variety of trees can be found, with a further hard standing area behind double timber vehicular gates offering off road parking, with the driveway parking beyond. Outside the front of the property, the local primary school bus stop sits just by the pond with a number of walking routes from the pathway.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

906 ft<sup>2</sup>

84.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.