



Wathen Way, Marsham, Norwich, NR10 5PZ

welcome to

Wathen Way, Marsham, Norwich

Deceptively spacious 3 bedroom detached house in Marsham with generous living areas, en-suite, ample parking, garage with EV charging, and front & rear gardens.



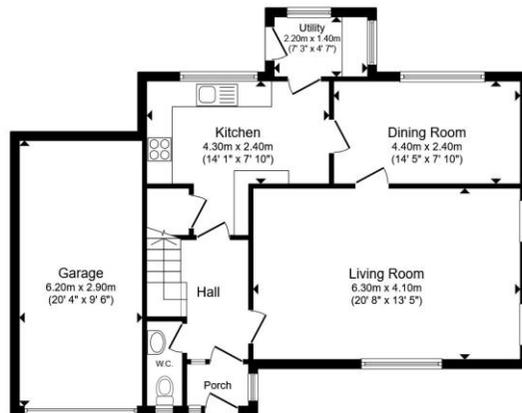
Description

Don't miss this deceptively spacious 3 double bedroom detached house, set in the popular village of Marsham. This offers generous living accommodation to include a large Lounge with multi-fuel burner, separate Dining Room, fitted Kitchen and useful Utility Room, while further benefits include a downstairs Cloakroom, upstairs Family Bathroom and En-Suite Shower Room to the main Bedroom. Outside offer ample off-road parking, single Garage with EV charging point and well-kept gardens to the front & rear.

Marsham is a charming Norfolk village set just north of Norwich, surrounded by attractive countryside, rolling fields and woodland walks — an ideal setting for those seeking a peaceful rural lifestyle. The village has a rich heritage, including notable historic buildings such as its medieval parish church dating back to the 14th century, a well-known local landmark.

Entrance Porch

Front door opens into porch with internal door to entrance hall.



Ground Floor

Entrance Hall

Stairs to first floor, wood effect flooring and radiator.

Cloakroom

Suite comprising low level WC & wash basin, tiled flooring, radiator and double glazed window.

Lounge

Multi-fuel burner inset to brick fireplace, wood effect flooring, 2 radiators and front aspect double glazed window. Door to Dining Room.

Dining Room

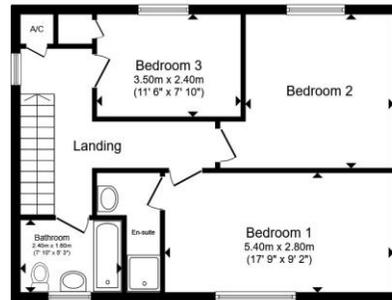
Radiator & wood effect floor, double glazed window.

Kitchen

Fitted with a range of handleless wall & base units, work top over with tiled splashback and sink & drainer unit with mixer tap over, electric oven, gas hob with cooker hood over, plumbing for dishwasher and houses gas central heating boiler. Breakfast bar, radiator, storage cupboard, tiled flooring and double glazed window. Door to Utility Room.

Utility Room

Work top over with plumbing for washing machine and space for tumble dryer. Tiled flooring, 2 double glazed windows and door to outside.



First Floor

First Floor Landing

Airing cupboard, radiator and double glazed window. Doors to Bedrooms & Bathroom.

Bedroom One

Wall lights, radiator & double glazed window. Door to en-suite.

En-Suite

Suite comprising wash basin vanity unit and shower cubicle. Fully tiled including tiled flooring, heated towel rail, light shaver point.

Bedroom Two

Radiator & double glazed window.

Bedroom Three

Built-in wardrobe, wood effect flooring & double glazed window.

Bathroom

Suite comprising low level WC, wash basin and bath with shower over. Tiled walls, shaver point, radiator & double glazed window.

Outside

To the front of the property is a driveway leading to a single Garage which has an EV charging point fitted. The front garden is laid to lawn with a path to front door.

The rear garden has a patio area, lawned garden and planted borders.

Total floor area 138.9 m² (1,495 sq.ft.) approx

This 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 details 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 upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Wathen Way, Marsham, Norwich

- Detached House
- 3 Bedrooms - Main with En-suite
- Lounge, Dining Room and Kitchen
- Utility Room
- Well-Kept Front & Rear Gardens
- Single Garage with EV Charging Point & Driveway
- Sought After Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS110266 - 0005

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