



Marsh Road, Walpole St Andrew

what3words; darker.scrapped.debating

£265,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 1

Imagine waking up each morning to nothing but open countryside, big Norfolk skies and the gentle rhythm of rural life.

Set along the peaceful Marsh Road in the village of Walpole St Andrew, this generously proportioned detached bungalow offers something that's becoming increasingly difficult to find, space, privacy and the freedom to create a home that's entirely your own. Occupying a plot of over a quarter of an acre (subject to measured survey) and surrounded by uninterrupted farmland, this is a property that invites you to think beyond what's here today and imagine what could be tomorrow.

Whether your dream is to modernise room by room, extend the accommodation, create a stunning open-plan living space or simply enjoy the tranquillity exactly as it is, the possibilities here are as impressive as the setting itself.

From the moment you arrive, the generous plot hints at the potential on offer. The bungalow sits comfortably within its grounds, with gardens wrapping around all four sides and ample space to reshape both the house and its surroundings, subject to the relevant permissions.

Inside, the home feels reassuringly spacious. A welcoming entrance hall introduces the generous proportions that continue throughout, while the living room and kitchen/breakfast room both enjoy beautiful views across the surrounding fields, ensuring the countryside remains part of everyday life.

The accommodation has been designed with flexibility in mind. Alongside the three principal bedrooms, two generous doubles and a comfortable single, you'll find an additional room adjoining the kitchen that could become whatever your lifestyle demands. A formal dining room, home office, guest bedroom or hobby room; it's a space that can evolve as your needs change.

The bathroom and separate WC complete the accommodation, while the home as a whole presents an exciting blank canvas for someone looking to put their own stamp on every room.

Step outside and the true scale of the opportunity becomes clear.

The expansive gardens offer endless possibilities. Create sweeping lawns, colourful cottage borders, productive vegetable gardens, outdoor entertaining spaces or simply leave plenty of room for children, pets and wildlife to enjoy. With the surrounding farmland providing a spectacular backdrop, every season brings a different view and a new appreciation for the landscape that surrounds you.

For those considering extending the property, the generous plot provides exciting scope to create a forever home tailored entirely to your own vision, subject to the necessary planning permissions.

Offered to the market with no onward chain, this is far more than a bungalow requiring updating.

It's a rare opportunity to secure an exceptional rural setting, embrace the slower pace of country life and create a home that's every bit as special as the landscape it sits within.

Some properties ask you to imagine the possibilities.

Here, the possibilities feel almost endless.

Tenure: Freehold

Property Type: Detached Bungalow

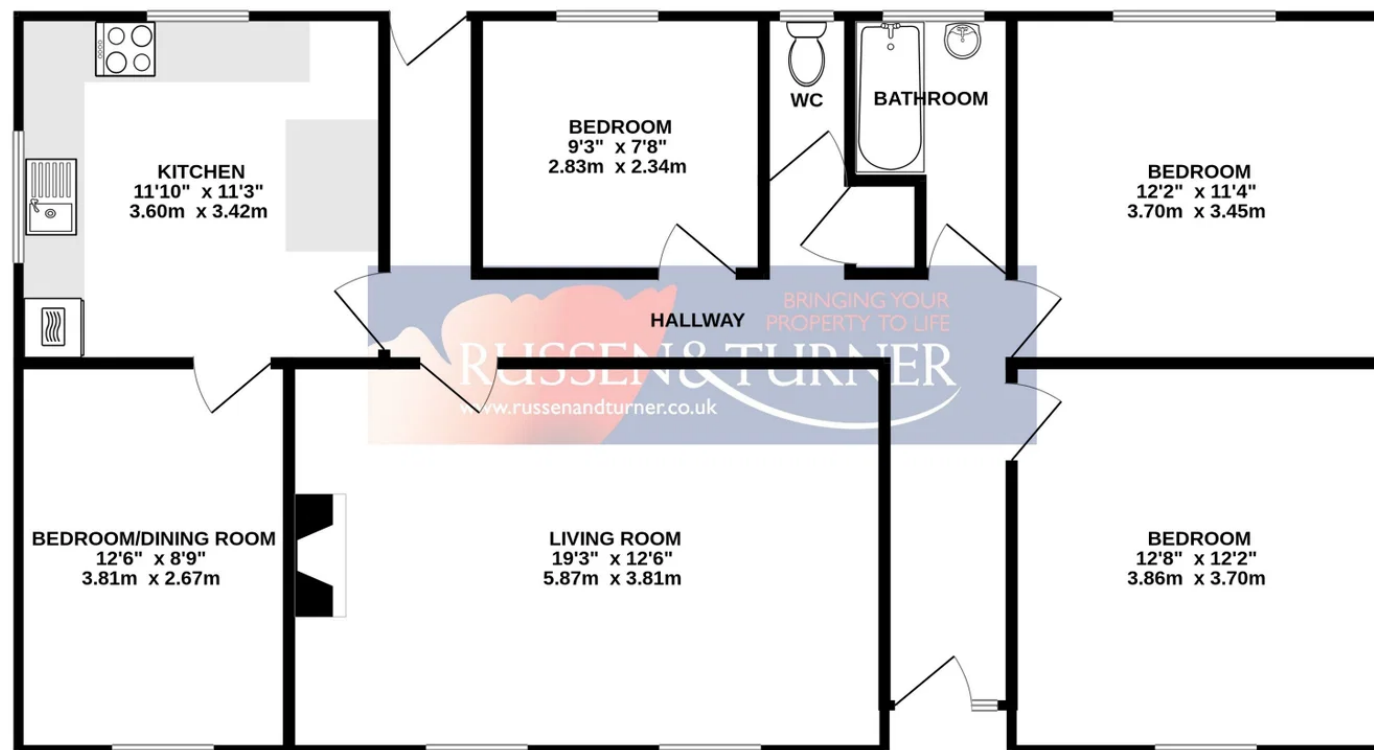
- Detached Bungalow
- Three/Four Bedrooms
- One-Two Reception Rooms - Versatile Accommodation
- Generous Plot - Over 1/4 of an Acre (STMS)
- Rural Setting - Surrounded by Farmland
- No Onward Chain
- Potential to Extend and Improve (STPP)
- Garage
- Oil Fired Central Heating
- Wonderful Private Gardens

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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