



Blossom Cottage Barford Road, Marlingford Norwich NR9 5HU

welcome to

Blossom Cottage Barford Road, Marlingford Norwich

OFFERED CHAIN FREE- This three bedroom semi detached cottage in the rural setting of Marlingford which is a beautiful village on the outskirts of Norwich boasting far reaching FIELD VIEWS and a generous plot. Ideal for someone looking for a peaceful home within reaching distance of amenities.



OFFERED CHAIN FREE Welcome to Blossom Cottage. Situated in the scarcely available rural setting of Marlingford sits this wonderful three bedroom semi detached cottage which has been extended and now offers flexible and spacious living accommodation to the ground floor comprising of two reception rooms, and a rear facing kitchen to the ground floor, with the first floor comprising three bedrooms and a family bathroom. Externally the property offers fabulous kerb appeal, boasting off road parking, and garage, aswell as a lovely frontage leading to the property. The rear garden is truly the "crown jewel" of this property, offering a well sized lawned garden, fantastic summer house which could be utilised as a home office should the new owner wish. Genuinely breath taking far reaching field views are enjoyable to the rear of this property. Any interested parties are urged to call the office at their earliest convenience to avoid the disappointment of missing out.



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welcome to

Blossom Cottage Barford Road, Marlingford Norwich

- CHAIN FREE
- FAR REACHING FIELD VIEWS
- RURAL VILLAGE LOCATION
- CLOSE TO A VARIETY OF AMENITIES
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143952 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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