



Innisfree, Fengate, Marsham, Norwich, NR10 5PT

welcome to

Innisfree, Fengate, Marsham, Norwich

This spacious, three bedroom semi-detached house with driveway parking and generous rear garden would make an ideal family home in a rural location within 5 minute drive of the popular market town of Aylsham



Description

Situated in a rural location on the outskirts of the village of Marsham, this double fronted semi-detached cottage has been extended and stripped back ready for cosmetic updating and would make an ideal family home or renovation project. The property offers accommodation comprising entrance hall, living room through into study area, dining room, kitchen, utility room and cloakroom on the ground floor. On the first floor, you will find three good sized bedrooms and family bathroom. Externally, the property boasts driveway parking for four vehicles to the front and to the rear of the property you will find a generous garden mainly laid to lawn with patio and several timber outbuildings/sheds.

With three feature fireplaces and stripped walls and floors ready for decoration, this property needs to be viewed to be fully appreciated!

Entrance Hall

Side door opens into hall with carpeted flooring & radiator. Door to Dining Room & opens to Study.

Dining Room

13' 4" x 10' (4.06m x 3.05m)

Wood flooring, fireplace with tiled surround & hearth, radiator and 2 double glazed windows to the front & rear aspect.

Lounge / Study

22' 6" x 13' 3" max (6.86m x 4.04m max)

Dual aspect room with 2 fireplaces, wood flooring, 2 built-in cupboards, 2 radiators and double glazed windows to the front & rear aspect.

Kitchen

17' 1" x 8' 6" (5.21m x 2.59m)

Step down into kitchen which has a range of wall & base units, work surface over with tiled surround and stainless steel sink & drainer unit. Electric oven, electric hob with cooker hood over, plumbing & space for dishwasher and space for fridge freezer. Loft access, radiator, door to Utility and door to rear garden.

Utility Room

Housing oil central heating boiler, plumbing and space for washing machine and side aspect double glazed window. Door to Store.

Cloakroom

Rear aspect window and WC.

First Floor Landing

Loft access and doors to Bedrooms & Bathroom.

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

Built-in cupboard, wood flooring, radiator & 2 double glazed windows.

Bedroom Two

13' 5" x 8' 9" (4.09m x 2.67m)

Feature fireplace, 2 built-in cupboards, wood flooring, radiator & double glazed window.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

Wood flooring, radiator & double glazed window.

Family Bathroom

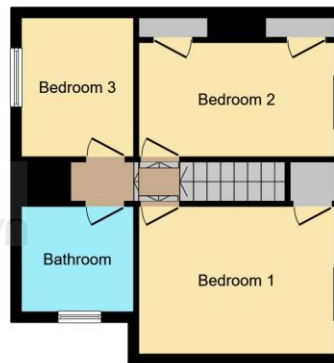
Part-tiled suite comprising WC, pedestal wash basin & bath with shower over. Built-in cupboard, radiator & double glazed window.

Exterior

At the front of the property, you will find driveway parking for four vehicles with lawn area and pathway to front door. At the rear of the property is a generous garden mainly laid to lawn with patio, side access gate, power sockets, several timber outbuildings, mature hedging, shrubs and oil tank.



Ground Floor



First Floor

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.focalagent.com



view this property online williamhbrown.co.uk/Property/AYS109992



welcome to

Innisfree, Fengate, Marsham, Norwich

- Double Fronted Cottage
- Driveway Parking for Four Vehicles
- Generous Rear Garden
- Short Commute to Aylsham, Norwich and the North Norfolk Coast
- Three Reception Areas
- Would Benefit from Cosmetic Updating

Tenure: Freehold EPC Rating: F

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/AYS109992



Property Ref:
AYS109992 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williambrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williambrown.co.uk