



2 The Courtyard Fengate, Marsham

Guide Price £260,000

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2 The Courtyard Fengate

Marsham, Norwich

This well-presented three-bedroom semi-detached home is offered with no onward chain and occupies an enviable position within a small courtyard development, enjoying attractive countryside views to both the front and rear.

The property welcomes you with a bright entrance hall featuring a double-glazed window and radiator, leading to a convenient cloakroom fitted with a wash hand basin, low-level WC, extractor fan, and tiled walls. The spacious lounge benefits from a double aspect, allowing plenty of natural light while offering pleasant field views to the front.

The modern kitchen/diner is well appointed with a comprehensive range of base and eye-level units, a brushed stainless steel single drainer sink, high-gloss worktops, and tiled splashbacks. Integrated appliances include a Neff ceramic hob with stainless steel extractor and a Hoover built-under oven. There is plumbing for both a washing machine and dishwasher, along with space for a fridge/freezer. A useful floor-to-ceiling cupboard provides additional storage, while the dining area benefits from doors opening onto the rear garden.





Upstairs, the first-floor landing leads to three bedrooms. The principal bedroom is a generous double-aspect room with countryside views, a radiator, and a TV aerial point. The second bedroom is a comfortable double overlooking the rear garden, while the third bedroom also enjoys rear views. The family bathroom is fitted with a white suite comprising a bath with mixer taps and overhead shower, wash hand basin, low-level WC, part-tiled walls, radiator, storage cupboard, and a double-glazed window.

Externally, the property offers two private parking spaces to the front, an enclosed rear garden with a green space behind. Presented in good condition throughout, this non-estate home combines modern convenience with a peaceful setting, making it an ideal choice for families, professionals, or those seeking a move-in ready property in a sought-after location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Offered with no onward chain
- Small courtyard development
- Three bedroom semi-detached property
- Two private parking spaces
- South facing enclosed rear garden
- Good condition throughout



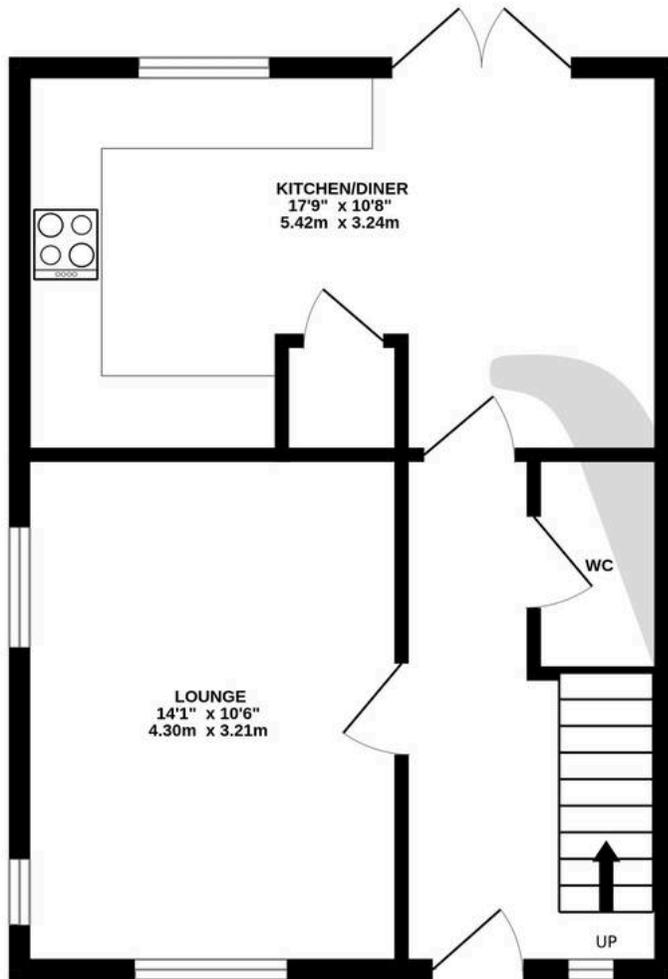


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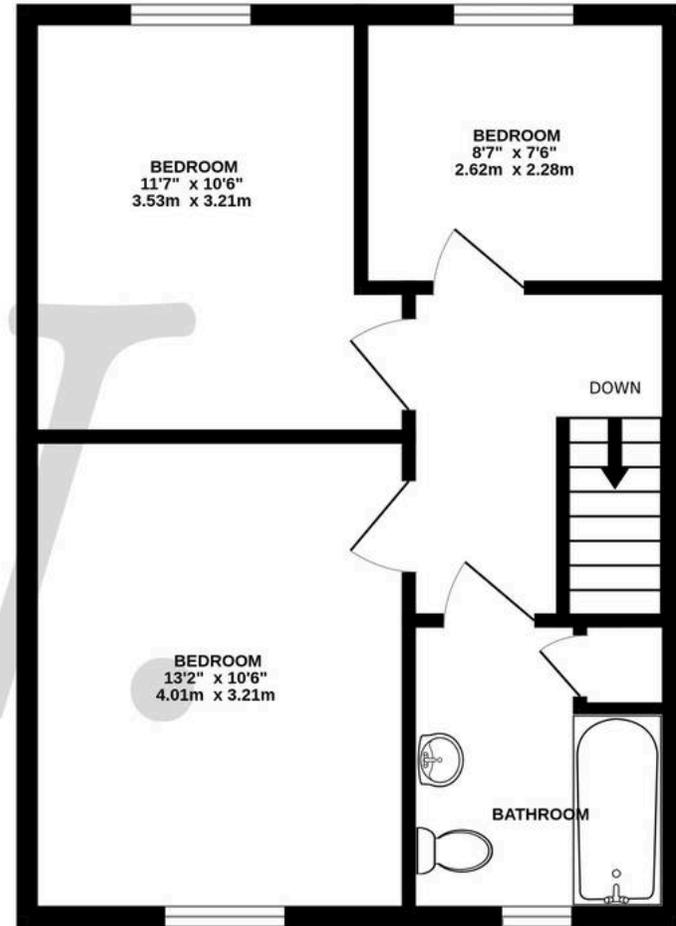


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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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