



47 Wathen Way, Marsham, Norwich, NR10 5PZ

Guide Price £325,000

- NO ONWARDS CHAIN
- OFF ROAD PARKING AND GARAGE
- MAIN BEDROOM WITH ENSUITE
- WELL PRESENTED BUNGALOW
- WELL KEPT FRONT AND REAR GARDENS
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- 2 MILES FROM AYLSHAM

47 Wathen Way, Norwich NR10 5PZ

NO ONWARD CHAIN A well presented three bedroom detached bungalow situated within the popular village of Marsham, just 2 miles from the market town of Aylsham. The property boasts spacious and versatile accommodation comprising a kitchen/breakfast room with a delightful stained glass bay window, living room and dining area, shower room, three bedrooms and a rear lobby leading to the garden. Externally the property offers off road parking for multiple vehicles, a garage and a private rear garden.



Council Tax Band: C



KITCHEN/DINER

uPVC door to side entrance, double glazed bay window with stained glass detail to front aspect, fitted with a range of wall and base units with double sink, fitted double electric oven, electric hob with cooker hood over, space for free standing fridge/freezer, wall mounted boiler, space and plumbing for washing machine, carpet, radiator.

INNER HALLWAY

uPVC door to side entrance, carpet, radiator, built in cupboard.

LIVING ROOM

A triple aspect room with double glazed windows to either side aspect, wooden parquet flooring, gas fireplace with wooden mantle over, radiator, open archway to dining room.

DINING ROOM

A dual aspect room with double glazed bay window with stained glass detail to front aspect and window to side, wooden parquet flooring.

SIDE PORCH

uPVC door to front and rear entrance, radiator, double glazed windows with obscured glass to side aspects.

BEDROOM ONE

A dual aspect room with double glazed window to rear and side aspect, carpet, radiator, built in wardrobes, door to:-

ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath with mains connected shower over, WC, bidet, vanity unit with wash hand basin, vinyl flooring, extractor fan, wall heater, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator, fitted shelving units.

SHOWER ROOM

Double glazed window with obscured glass to rear aspect, fitted with a large walk in shower with mains connected shower head, WC, pedestal wash hand basin, radiator, tiled walls, vinyl flooring, shaver charging point.

EXTERNAL

To the front the property features a shingle driveway with access to the single garage which has an up and over door, power and lighting. The front garden is well kept and laid to lawn with a border of lavender along the driveway and an established jasmine plant decorating the front of the property. There is also a useful timber ramp leading from the driveway to the front door. The rear garden has also been neatly maintained and is laid to lawn with a paved area and mature shrubs.

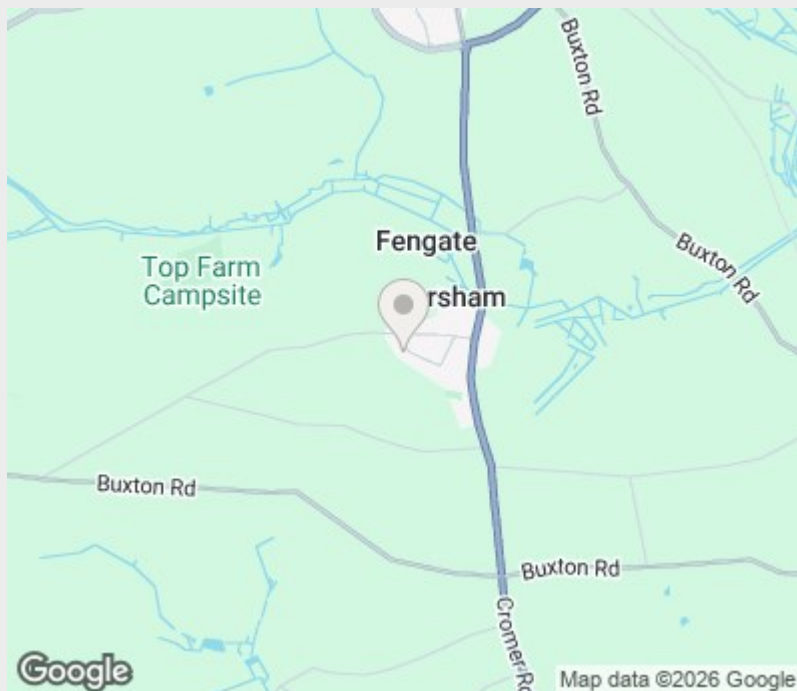
AGENTS NOTES

This property is Freehold.
Mains drainage, electricity, gas and water connected.
Council tax band: C

LOCATION

Marsham is a charming Norfolk village located just off the A140, it is approximately 2 miles from Aylsham, 10 miles north of Norwich and around 16 miles from the North Norfolk coast. The village enjoys a strong sense of community and is surrounded by beautiful countryside, with the nearby Blickling Estate providing scenic walks and outdoor leisure opportunities.

A wide range of everyday amenities, including shops, supermarkets, schools, cafés and healthcare services, can be found in nearby Aylsham, while Norwich offers extensive shopping, dining and rail links to London. With easy access to both the city and coast, Marsham is an ideal location for those seeking a balance of rural living and modern convenience.

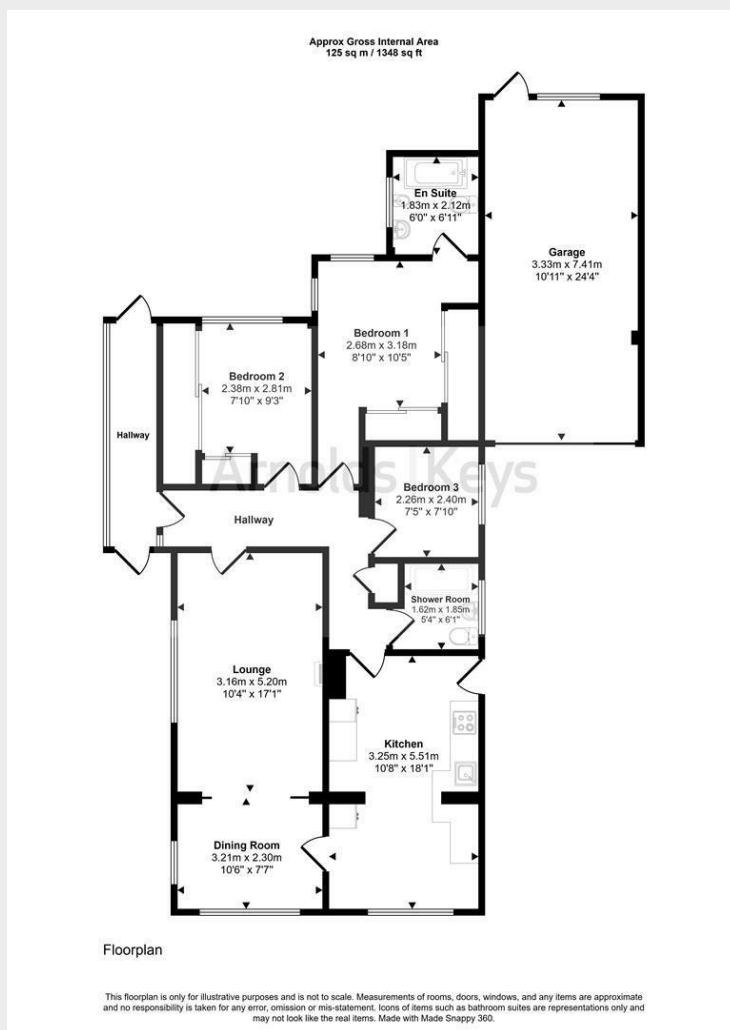


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.