

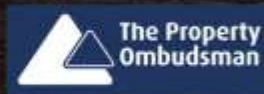
MARSH ROAD

Upton, Norwich NR13 6BS

Freehold | Energy Efficiency Rating : TBC

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Attached Single Storey Character Cottage
- Secluded Setting with Driveway
- Sitting Room with Multi Fuel Burner
- Modern Fitted Kitchen & Utility Room
- Two Double Bedrooms
- Shower Room
- Central Heating & New Double Glazing
- Private Gardens with Studio/Home Office

IN SUMMARY

This INTRIGUING and UNUSUAL attached COTTAGE STYLE HOME is tucked away in the village of UPTON, presenting a rare opportunity to purchase a PRIVATE SETTING with a CHARACTERFUL INTERIOR. For those seeking SECLUSION and a WARM and INVITING FEEL, this beautiful home offers an attractive exterior or brick and timber cladding, with EASY LIVING, off road parking and a STUDIO/HOME OFFICE in the garden. Internally, the main hall leads to TWO DOUBLE BEDROOMS, re-fitted and MODERNISED shower room, and 11' sitting room with a cast iron MULTI-FUEL BURNER. Beyond the sitting room, the KITCHEN/DINING ROOM can be found, with a useful UTILITY ROOM and CLOAKROOM. Converted in the 1980's the property offers LPG heating and has undergone many upgrades over the years to ensure the property is WELL MAINTAINED and protected, including new DOUBLE GLAZING.

SETTING THE SCENE

Tucked away behind a pair of barn conversions, a driveway leads to the private parking area which forms part of the rear garden. There is parking and turning space for several vehicles, and potential to install gates if required. The front of the property is tucked way and offers a functional footpath with easy to maintain borders which are also contained by timber panelled fencing.

THE GRAND TOUR

The property offers a long layout with a front hall leading to the main rooms. Flooded with natural light and finished with wood flooring, this inviting entrance offers space for furnishings which are set under a vaulted ceiling. To the left the main double bedroom can be found, finished with fitted carpet, a full run of built-in wardrobes and a window overlooking the rear garden. Next door the re-fitted and modernised shower room can be found, complete with feature tiling, this functional room offers a vanity sink unit with storage under, fully tiled walls and a heated towel rail. The second bedroom also offers built-in storage and is currently used as a study space, again with a window to rear. The wood flooring continues into the sitting room with the cast iron multi-fuel burner sitting at the centre of the room with a window and door leading to the rear garden. A door takes you into the modernised kitchen, with extensive cupboards at wall and base level, along with space for a Range style LPG cooker, built-in storage and space for a dining table. Windows face to front and rear ensuring a light and bright ambience, enhanced by



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the kitchen cabinet colour and curved edges. The utility room is finished in a matching style with tiled splash backs and a window to rear, with a further door to front and useful W.C.

THE GREAT OUTDOORS

Heading outside, the many years of planting can now be appreciated, with the garden offering a range of mature planting and shrubbery, with box hedging and a central lawn. Private and secluded, various trees make an attractive back drop. The LPG tank is concealed to one side, with a timber shed, summer house and main studio/workshop which offers power and lighting.

OUT & ABOUT

The Broadland Village of Upton is located East of the Cathedral City of Norwich, and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which both have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.

FIND US

Postcode : NR13 6BD

What3Words : ///doing.waking.flipping

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

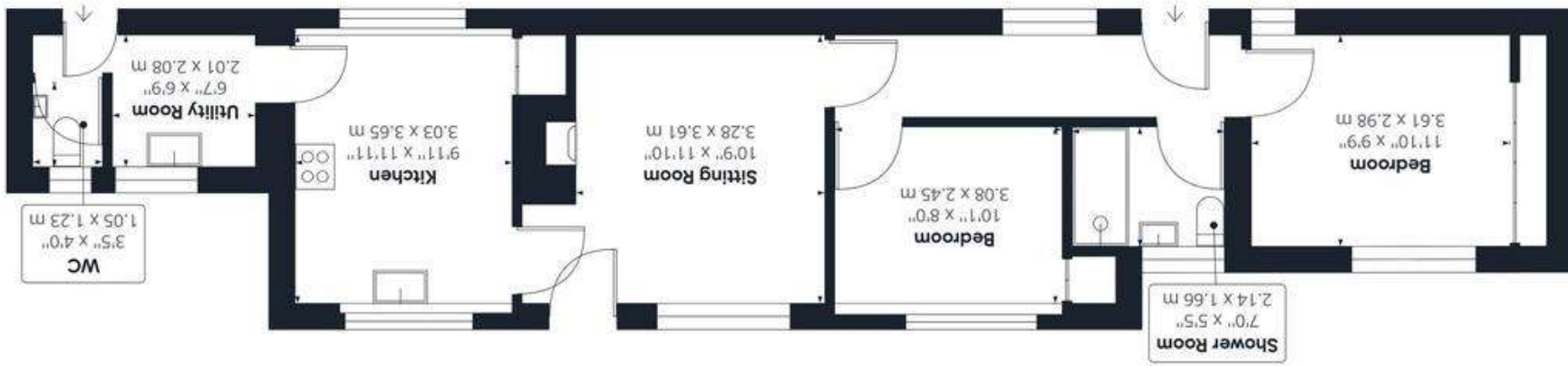
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Price:



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Approximate total area ⁽¹⁾

666.95 ft²
61.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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