

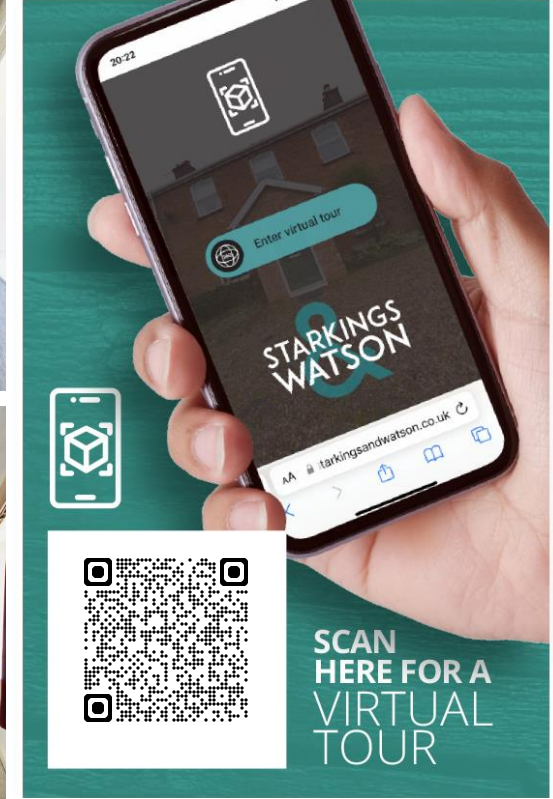
# HEATH COTTAGE MARLINGFORD ROAD

## Bawburgh, Norwich NR9 3LU

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Cottage
- Set Upon 0.39 Acres (stms)
- Triple Aspect 21' Sitting Room
- Separate Dining Room
- Kitchen & Utility Space with W/C
- Three Double Bedrooms
- Off Road Parking & Garage Potential
- Characterful Home – No Chain

#### IN SUMMARY

NO CHAIN. This CHARACTERFUL semi-detached family home is set upon 0.39 ACRES (stms) and offers a wealth of SPACE and POTENTIAL both internally and externally. Inside this charming home you will find a welcoming 21' TRIPLE ASPECT SITTING ROOM with WOOD BURNER, separate DINING ROOM with ORIGINAL TILED FLOORING, sun room/study, fitted kitchen leading to a UTILITY SPACE and W/C whilst the first floor gives access to THREE DOUBLE BEDROOMS and the SHOWER ROOM. Externally, the sprawling rear garden is lined with trees and hedges with use of OUTBUILDINGS and a generous space to the front/side giving AMPLE OFF ROAD PARKING and access to the GARAGE.

#### SETTING THE SCENE

Turning off this tree lined road up and onto the side of the property you will find a grass space suitable for parking multiple vehicles giving access to both the main door/sun room and the garage.

#### THE GRAND TOUR

Stepping in via the sun room, this multi-purpose space could be used as a study, extra seating area or simply as a sizeable porch or additional storage area, whilst offering carpeted flooring and a radiator. Following on you will step into the dining room, with original tiled flooring underfoot this space houses the oil boiler system and grants access to the first floor via the stairs but first and foremost is an ideal formal dining space or potential second sitting room. The main sitting room is found just beyond here towards the rear of the property, being a large and airy area with ample floor space for your choice of soft furnishings while boasting a cast iron wood burner for those cosier nights by the fire. The kitchen is positioned just off the sitting room, with a range of wall and base mounted storage, space for an oven/hob with tiled splash backs, and inlets for a fridge, freezer and plumbing for a dishwasher. The rear of the property is made up of a lean to style conservatory space, with matching original tiled flooring to the dining space opening into the utility area at the very rear with a toilet, sink and plumbing for the washing machine. The central landing on the first floor grants access to all three double bedrooms as well as the four piece shower room featuring a bidet, corner shower unit and frosted uPVC double glazed window towards the rear garden. The smaller of the three bedrooms can be found immediately to your right with a front facing aspect, this double bedroom also benefits from wall-to-wall built in wardrobes and carpeted flooring. The two large bedrooms both occupy a rear facing aspect adjacent



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to one another from the landing. Both have carpeted flooring, exposed wooden beams, views over the rear garden and ample floor space for soft furnishings and additional storage.

#### THE GREAT OUTDOORS

The rear garden is a paradise of potential, with timber outbuildings/workshops to be used, the garden is fully enclosed and predominantly laid to lawn with privacy giving trees and hedges lining your walk as the garden tapers into itself at the very rear while the immediate exit from the property will find you stood upon a brick weave patio area, ideal for sitting and watching the sun set behind your home.

#### OUT & ABOUT

Bawburgh is situated 6 miles (approx.) from Norwich City Centre and is conveniently situated within a short drive to the Norfolk & Norwich University hospital and the A47 providing easy access to the A11, A146 & A140. The village itself has a beautiful village green & the Kings Head public house. Within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few.

#### FIND US

Postcode : NR9 3LU

What3Words : ///variety.eats.owned

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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**GIRAFFE 360**

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

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1093.14 ft<sup>2</sup>  
101.56 m<sup>2</sup>

Reduced bedroom  
4.3 ft<sup>2</sup>  
0.4 m<sup>2</sup>