

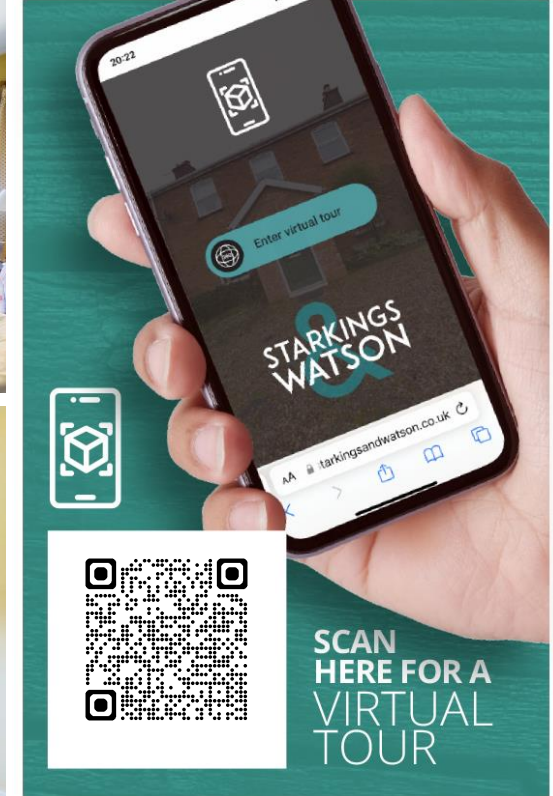
MARSH LANE

New Buckenham, Norwich NR16 2BE

Freehold | Energy Efficiency Rating : D

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

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STARKINGS  
WATSON

- No Chain!
- Detached 1990's Built Cottage
- Sought After Village Location
- Sitting Room With Open Fire
- Kitchen/Dining Room
- Three Ample Bedrooms & Bathroom
- Private Enclosed Rear Garden
- Driveway Parking To Front

### IN SUMMARY

NO CHAIN! Located on a QUIET SIDE STREET within the SOUGHT AFTER VILLAGE LOCATION of NEW BUCKENHAM you will find this DETACHED 1990's BUILT COTTAGE. The cottage benefits from OFF ROAD PARKING to the front as well as PRETTY COTTAGE GARDENS to the rear. You will find OIL FIRED central heating and double glazing also. Internally there is an entrance hallway with space for coats and shoes as well as the W/C. The main sitting room opens onto the garden with an OPEN FIREPLACE. There is a separate dining room which is open plan to the kitchen on the other side of the hallway. Upstairs you will find THREE AMPLE BEDROOMS off landing as well as the upgraded family shower room. The cottage is generally well presented and could certainly be moved straight into.

### SETTING THE SCENE

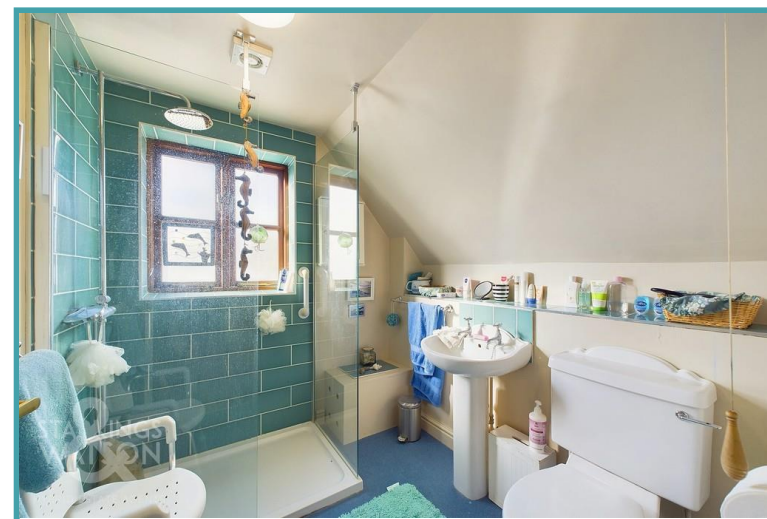
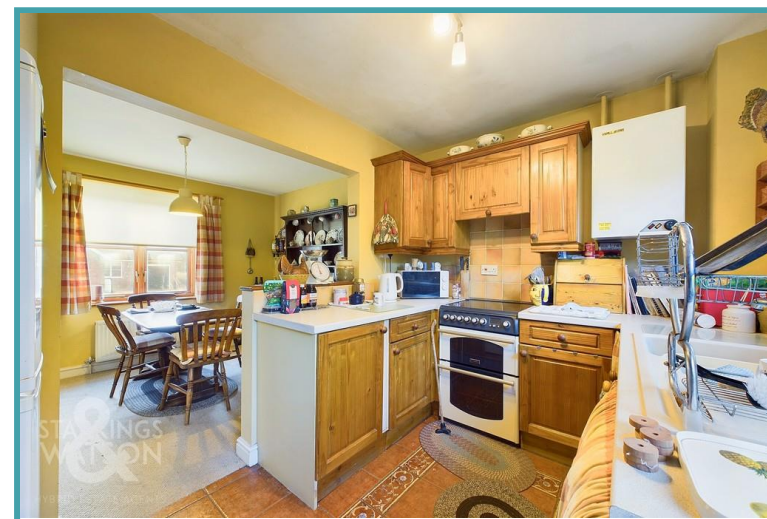
To the front you will find shingled parking with space for two vehicles off road. There is a main entrance door to the front which is partially covered as well as side access leading to the rear garden.

### THE GRAND TOUR

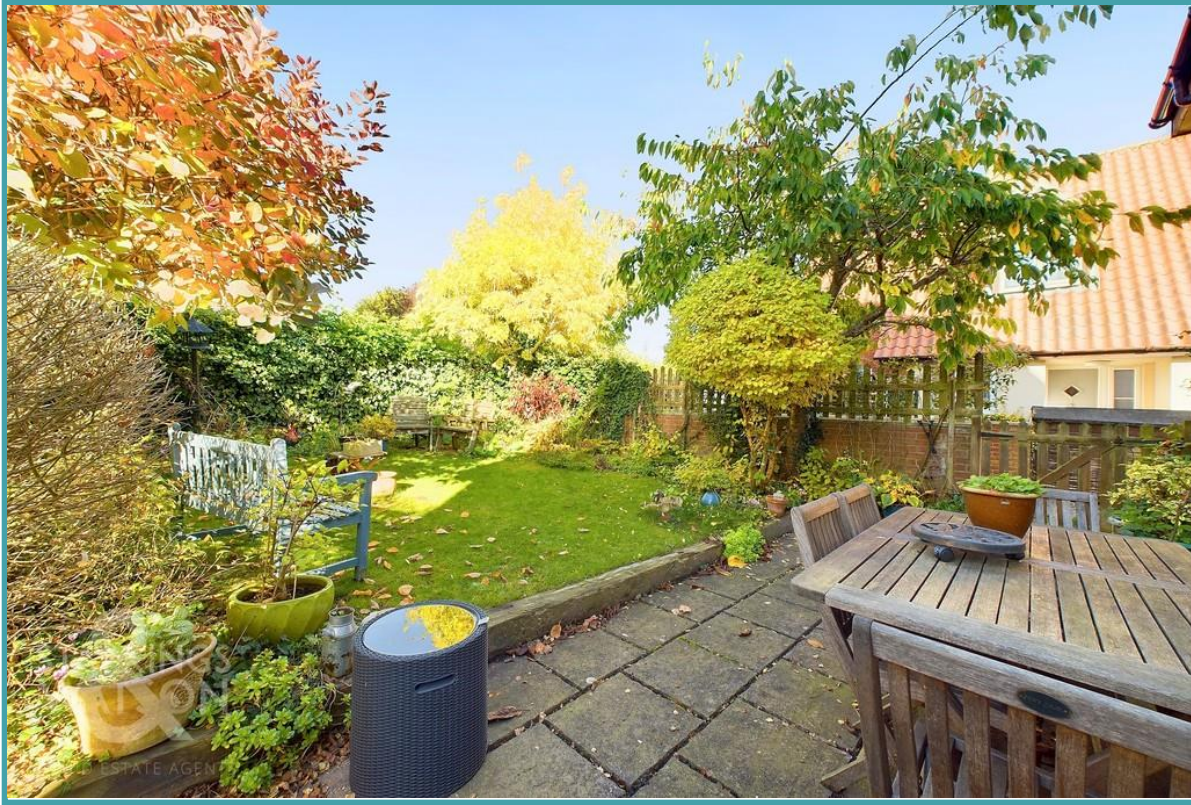
Entering via the main entrance to the front there is the stairs to the first floor landing, understairs storage as well as useful storage area to the right with space for coats and shoes. This in turn leads to the ground floor w/c. To the right of the hallway, you will find the main sitting room with a dual aspect to side and rear with doors opening onto the garden. There is also an open fireplace with wooden mantelpiece over. On the other side of the hallway is the dining room with a window to the front and space for a table. The dining room is open plan to the kitchen which features a range of units and rolled edge worktops over. There is also space for white goods to include fridge/freezer, washing machine and oven. The oil fired boiler can also be found in the kitchen wall mounted with a door to the garden also. Heading up to the first floor landing there is cupboard storage and loft access. There are two bedrooms located to the front of the house with one benefiting from a dual aspect. The final bedroom is found to the rear as well as the family bathroom which has been re-fitted and now offers a walk in double shower.

### THE GREAT OUTDOORS

The pretty and enclosed rear garden is mainly laid to lawn with a paved terrace leading from the rear door in the kitchen ideal for outside seating. The garden features a range of mature borders and trees with shrubs and hedging also as well as a timber shed. The garden is enclosed with brick wall and timber fencing also.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



## OUT & ABOUT

The historic and picturesque Norfolk village of New Buckenham is always very popular as it retains a strong sense of community. The village offers local amenities to include a pub/restaurant, shop and tea rooms as well as a central village green. Primary schools can be found within the neighbouring villages and the village falls into the catchment for Old Buckenham High, a sought after school as it is, itself situated within a village and draws mainly from only surrounding villages. The village is situated only a few miles from the A11 (the major London route) and 17 miles from Norwich approximately. The property is almost equidistant to a range of market towns like Attleborough, Wymondham and Diss all of which have a rail service to London Liverpool Street, Cambridge and Norwich.

## FIND US

Postcode : NR16 2BE

What3Words : ///veered.promises.flocking

## VIRTUAL TOUR

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

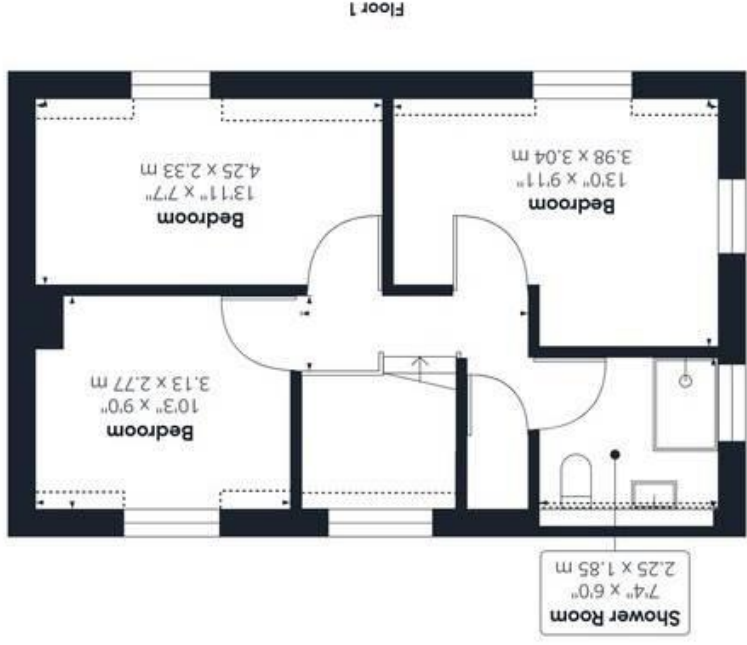
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

standard.

Calculations are based on RICS IPMS 3C

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 headroom: Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

853.91 ft<sup>2</sup>

79.33 m<sup>2</sup>

Reduced headroom

226.9 ft<sup>2</sup>

1.96 m<sup>2</sup>