



Marsh Road, Upton - NR13 6BS



## Marsh Road

Upton, Norwich

Guide Price £275,000-£300,000. 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. Enjoying SOUTH FACING GARDENS, the property is ideal for those seeking SECLUSION, and a WARM and INVITING FEEL. Ideally SITUATED close to the MARSHES, the property enjoys LOCAL WALKS and VIEWS. This beautiful home offers an attractive exterior of 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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E



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

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 have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.

#### 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 away 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 a dual aspect with the main 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 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.

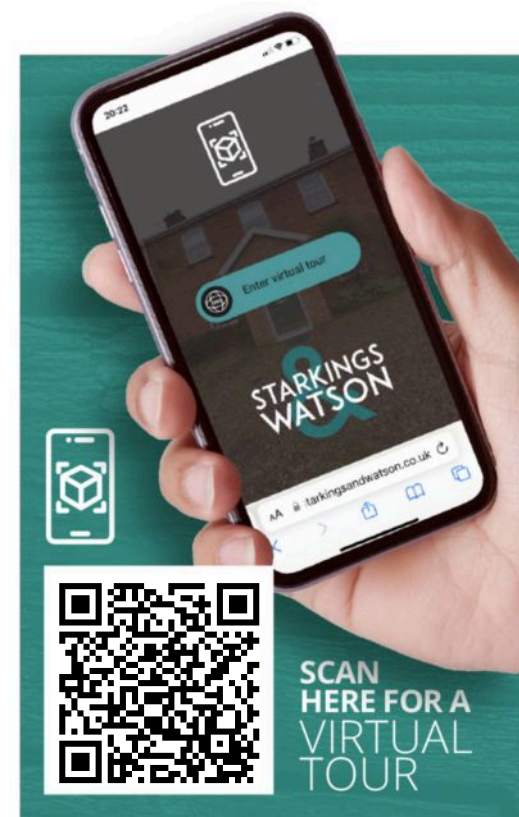
## FIND US

Postcode : NR13 6BS

What3Words : ///doing.waking.flipping

## VIRTUAL TOUR

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





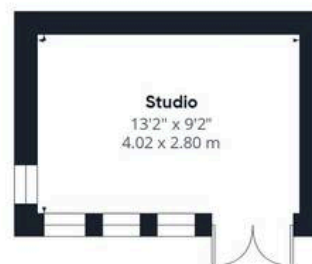
## THE GREAT OUTDOORS

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. There is also space for a small boat trailer.





Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
783 ft<sup>2</sup>  
72.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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.