



**Kelso, Croft Lane, Marsham, Norwich, NR10 5PP**

**welcome to**

**Kelso, Croft Lane, Marsham, Norwich**

A substantial four double bedroom detached family home, set within the desirable village of Marsham. The property offers generous & well-proportioned accommodation throughout, ideal for modern family living, and benefits from a pleasant setting within this sought-after location.



## Description

Set on the edge of the popular village of Marsham is this individual detached residence which enjoys internal accommodation to include a larger than average Kitchen, useful Utility Room, Snug, double aspect Living Room, separate Dining Room & Cloakroom to the ground floor whilst upstairs offers 4 double Bedrooms - main with en-suite, and a Family Bathroom.

Outside enjoys ample parking, generous gardens and a spacious Garage with electric door. This property is well-presented and would benefit from some internal updating.

Marsham itself has a local pub "The Plough Inn" and lies approximately 2.1 miles from the historic Market Town of Aylsham, which has a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

## Entrance Hall

Front door opens into hall with stairs to first floor, coat cupboard, radiator and doors to Living Room, Dining Room, Kitchen & Cloakroom.

## Cloakroom

Suite comprising low level WC & wash basin, half-tiled walls, vinyl flooring and double glazed window.

## Living Room

Double aspect room with double glazed window to the front aspect and double glazed sliding door to the rear garden, fireplace with surround, wall lights, TV point and 2 radiators. Archway opens to Dining Room.

## Dining Room

Radiator & rear aspect double glazed window.

## Kitchen

Fitted with a range of wall & base units, wood effect work surface over with tiled splashback and sink & drainer unit with mixer tap. Double electric oven, gas hob with cooker hood over, integrated dishwasher and built-in wine rack. Spotlights, radiator & rear aspect double glazed window. Opens to Snug.

## Snug

Radiator & front aspect double glazed window.

## Utility Room

Fitted with wall and base unit, work surface over with tiled splashback and stainless steel sink & drainer unit, plumbing for washing machine, airing cupboard and houses central heating boiler. Rear aspect double glazed window, door to outside and an internal door to the Garage.

## First Floor Gallery Landing

Loft access, double built-in cupboard & radiator. Doors to Bedrooms and Bathroom.

## Bedroom One

Radiator and front aspect double glazed window. Door to En-suite.

## En-Suite

Suite comprising low level WC, wash basin vanity unit and corner shower cubicle. Tiled walls, radiator & double glazed window.

## Bedroom Two

Built-in wardrobe, radiator & rear aspect double glazed window.

## Bedroom Three

Radiator & front aspect double glazed window with rural views.

## Bedroom Four

Radiator & rear aspect double glazed window.

## Bathroom

Suite comprising low level WC, wash basin vanity unit, separate shower cubicle and bath with mixer tap. Fully tiled, heated towel rail & double glazed window.

## Outside

The front of the property is set back with a small brick wall opening up to a large gravel area which offers ample off-road parking, a front garden laid to lawn with planted borders and leads to the Garage which has an electric roller door, power & lighting.

There is side access to the rear garden which has a patio area and lawned garden with planted borders.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.



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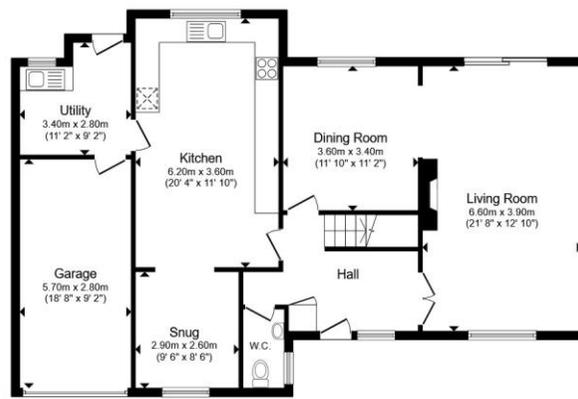
welcome to

## Kelso, Croft Lane, Marsham, Norwich

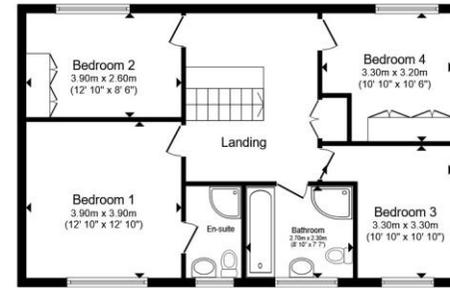
- Substantial Detached Home
- 4 Double Bedrooms - Main with En-Suite
- Delightful Location
- 3 Reception Areas
- Fantastic Potential
- Front And Rear Gardens
- Ample Parking
- Single Garage with Electric Door

Tenure: Freehold EPC Rating: D

Council Tax Band: F



Ground Floor



First Floor

Total floor area 178.4 m<sup>2</sup> (1,920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

# £475,000



Please note the marker reflects the postcode not the actual property

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