



## WATHEN WAY

MARSHAM, NORWICH, NR10 5PZ

£325,000  
FREEHOLD

\*\*\*\*\* GUIDE PRICE £320,000 - £350,000 \*\*\*\*\*

This beautiful chalet bungalow lies in the peaceful village of Marsham within 2 miles of the highly sought after market town of Aylsham. This lovely home consists of three bedrooms, the third is currently being utilised as a dining room. Large lounge with woodburner, fitted kitchen and family shower room. The garden to the rear is well maintained with shrubs, borders, fruit trees along with a shed and summer house.

To the front of the property is a driveway and garage.

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## WATHEN WAY

• Detached Chalet bungalow • Three bedrooms • Family shower room • Spacious living room / dining room • Fitted kitchen • Garage & parking to the front • Beautifully maintained garden to the rear with shed and summer house. • Village location, 2 miles from the sought after market town of Aylsham • Transport links close by. • Solar panels



### Marsham

Marsham is a small village situated about two miles south of the popular market town of Aylsham.

Aylsham is renowned for its fine architecture and attractive market square and has excellent shopping, banking and transport facilities. The north Norfolk coast, much of which is classified as an Area of Outstanding Natural Beauty, is about 10 miles to the north and the popular Georgian town of Holt is about 14 miles. Norwich, the Cathedral City and regional centre of East Anglia lies about 11 miles to the south.

### Overview

This beautiful chalet bungalow lies in the peaceful village of Marsham within 2 miles of the highly sought after market town of Aylsham.

This lovely home consist of three bedrooms, the third is currently being utilised as a dining room. Large lounge with woodburner, fitted kitchen and family shower room. The garden to the rear is well maintained with shrubs, borders, fruit trees along with a shed and summer house.

To the front of the property is a driveway and garage.

### Entrance hall

Upvc double glazed door to the side, carpets and radiator. Doors leading off and stairs to the first floor.

### Dining room - Bedroom

Double glazed window to the front, carpets and radiator.

### Shower room

Double glazed window to the rear, fully tiled, WC, wash hand basin and shower cubicle. Chrome heated towel rail and built in shelving.

### Living room

Large double glazed window to the front, carpets, radiator and contemporary wood burner allowing for plenty of warm and cosy winter nights.

### Kitchen

Double glazed window to the rear overlooking the beautiful garden and double glazed door to the rear garden. Wall and base units, built in oven and grill and built in electric hob with extractors fan. Sink drainer, part tiled and tiled floor.

Space and plumbing for washing machine, space for fridge freezer and two built in cupboards.

### Landing

Carpets and loft access. Doors leading to bedrooms.

### Bedroom

Double glazed window the front , carpets, radiator and built in wardrobe.

### Bedroom

Double glazed window the rear, carpets and radiator.

### Outside

The garden to the rear is well maintained with shrubs, borders, fruit trees along with a shed and summer house.

The summer house has power and light with accessible internet and would make an ideal home office - study

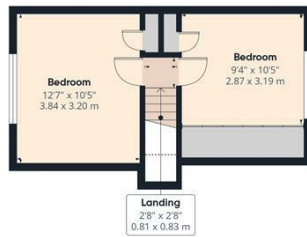
To the front of the property is a driveway and garage.

## 55 WATHEN WAY





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
954 ft<sup>2</sup>  
88.6 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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