

GUIDE PRICE

£290,000

Wathen Way, Marsham, NR10 5PZ

Arnolds | Keys









THE PROPERTY

39 Wathen Way, Marsham, NR10 5PZ

NO ONWARDS CHAIN A beautifully presented detached bungalow situated within the popular village of Marsham, close to the market town of Aylsham and with easy access into Norwich. The property is ideally situated in the corner of a quiet cul-de-sac with open field views to the rear. Internally, the property comprises a welcoming entrance hall, a spacious living room, two double bedrooms, a modern family bathroom and a kitchen/diner. Externally, the property features a delightful, private south facing rear garden.

The property boasts bright, versatile and and beautifully presented accommodation and is being sold with no onwards chain.

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THE DETAILS

Property Details

ENTRANCE HALL
uPVC door to main entrance, radiator, tiled flooring.

LIVING ROOM
Double glazed window to front aspect, carpet, radiator, feature fireplace housing an electric fire.

KITCHEN DINER
Double glazed window and uPVC door to rear garden, fitted with wall and base units with inset stainless steel sink and drainer, fitted electric oven with four ring electric hob and cooker hood over, space for an under counter fridge and seperate freezer, space and plumbing for a washing machine, radiator, tiled flooring, downlighters.

BEDROOM ONE
Double glazed window to front aspect, carpet, radiator, built in airing cupboard with slatted shelves housing gas boiler installed in 2025.

BATHROOM
Double glazed obscured window to side aspect, fitted with a four piece suite comprising bath, shower cubicle, vanity unit with wash hand basin, heated towel rail, WC, fully tiled walls and floor, wall mounted mirror fronted bathroom cabinet, glass shelf, extractor fan and downlighters.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

EXTERNAL
To the front the property features a lawned front garden with a driveway to the side and access to the single garage, which has an up and over door, power, lighting double glazed window to rear and uPVC door to garden. A side gate leads to the fully enclosed south facing rear garden and overlooks fields, it is mainly laid to lawn with a private paved patio seating area.

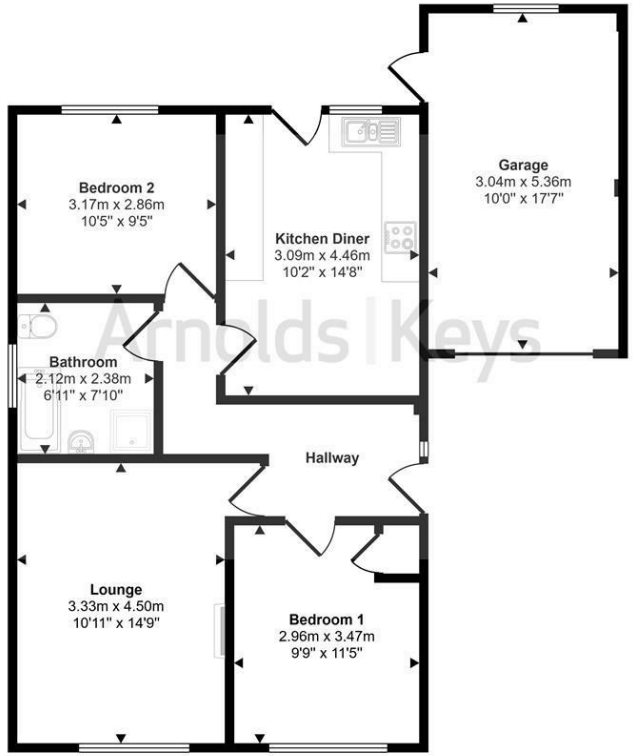
AGENTS NOTE
This property is Freehold.
Mains drainage, electricity, water and gas connected.



Location

Marsham is a well regarded village situated north of Norwich, offering a peaceful rural setting whilst remaining conveniently positioned for access to the city and the neighbouring market town of Aylsham. The village has a strong sense of community and features a public house and church, with further facilities available nearby in the market town of Aylsham. Surrounded by open countryside, the area is well suited to those seeking a quieter pace of life, with a number of scenic walks and opportunities to enjoy the Norfolk landscape. Its convenient position, with access to the A140, also makes it well placed for commuting and exploring the wider county, including the Norfolk coast and the popular Broadland area.

Approx Gross Internal Area
81 sq m / 876 sq ft



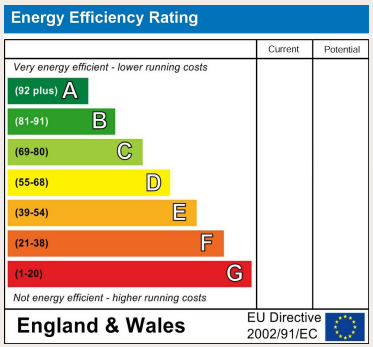
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









Contact Us

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