



72 High Street, Marsham

Offers in Region of £350,000

72 High Street

Marsham, Norwich

Set against a stunning rural backdrop with expansive field views, this well-maintained bungalow offers tranquility. Its inviting entrance leads to a thoughtfully designed layout that provides ample space and natural light throughout. Perfect for those seeking a more manageable lifestyle, the property features a modern kitchen diner, a comfortable sitting room with French doors, and a practical wet room. A third bedroom, along with the spacious garden, further enhances the sense of openness and connection to the outdoors. The home is set back from the road, offering privacy and a peaceful atmosphere, yet remains within easy reach of local amenities.

The Location

Positioned within the picturesque countryside of Norfolk, Marsham is within close proximity to Aylsham. This historic market town, situated along the banks of the River Bure, offers a quintessential English experience.

Streets lined with traditional architecture lead to quaint shops, local pubs, and vibrant markets, all contributing to a warm and welcoming community atmosphere. Surrounded by the beauty of the Norfolk Broads and within easy reach of both the coast and city, Aylsham provides the perfect balance between rural and convenient connectivity.





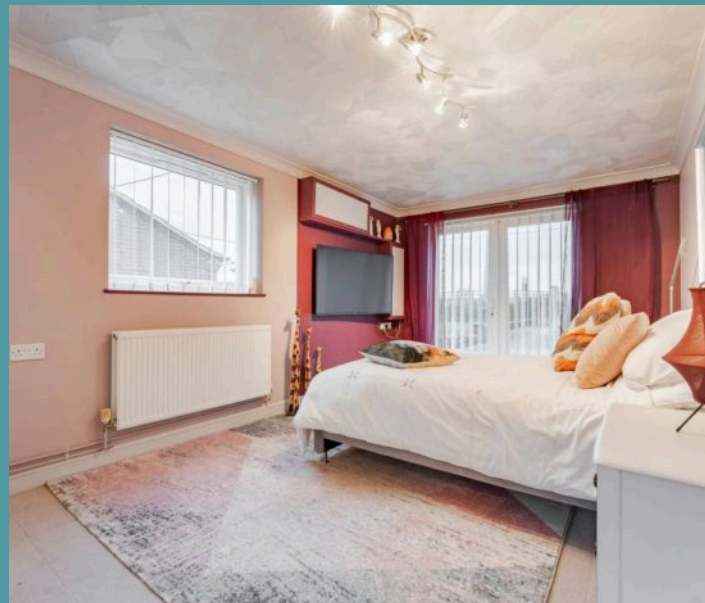
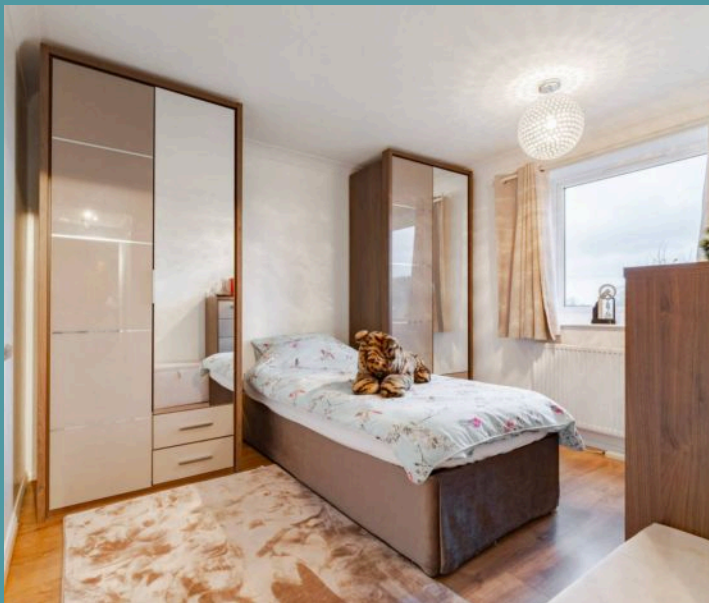
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High Street

This well-maintained bungalow offers a spacious and inviting atmosphere, with an abundance of natural light and a stunning rural backdrop. Upon entering, you are greeted by a welcoming hallway that provides access to two well-sized rooms on the left side of the property. The sitting room, positioned centrally, draws you in with its French doors, connecting the interior to the serene surroundings. Its generous size allows ample room for your choice of furniture, creating a flexible space to suit your lifestyle.

Perfectly suited for those seeking to downsize or simply enjoy a more manageable home, this property also features a wet room, designed for ease of use and practicality while ensuring comfort for your self-care routines. The kitchen diner, a large, modern space with a sleek gloss finish and integrated appliances. The bi-fold doors open up to a large garden, enhancing the feeling of space and connection to the outdoors, ideal for entertaining or simply enjoying the view.





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The third bedroom, just off the kitchen area, benefits from its own set of French patio doors, inviting an abundance of light into the room, making it a pleasant and versatile space.

At the rear of the property, you will find a vast garden with a generous square lawn, bordered softly by the surrounding fields that extend into the horizon.

The front of the property offers a large plot, complete with a driveway and a slightly set-back position, providing a private and peaceful appearance while being conveniently situated close to local amenities.

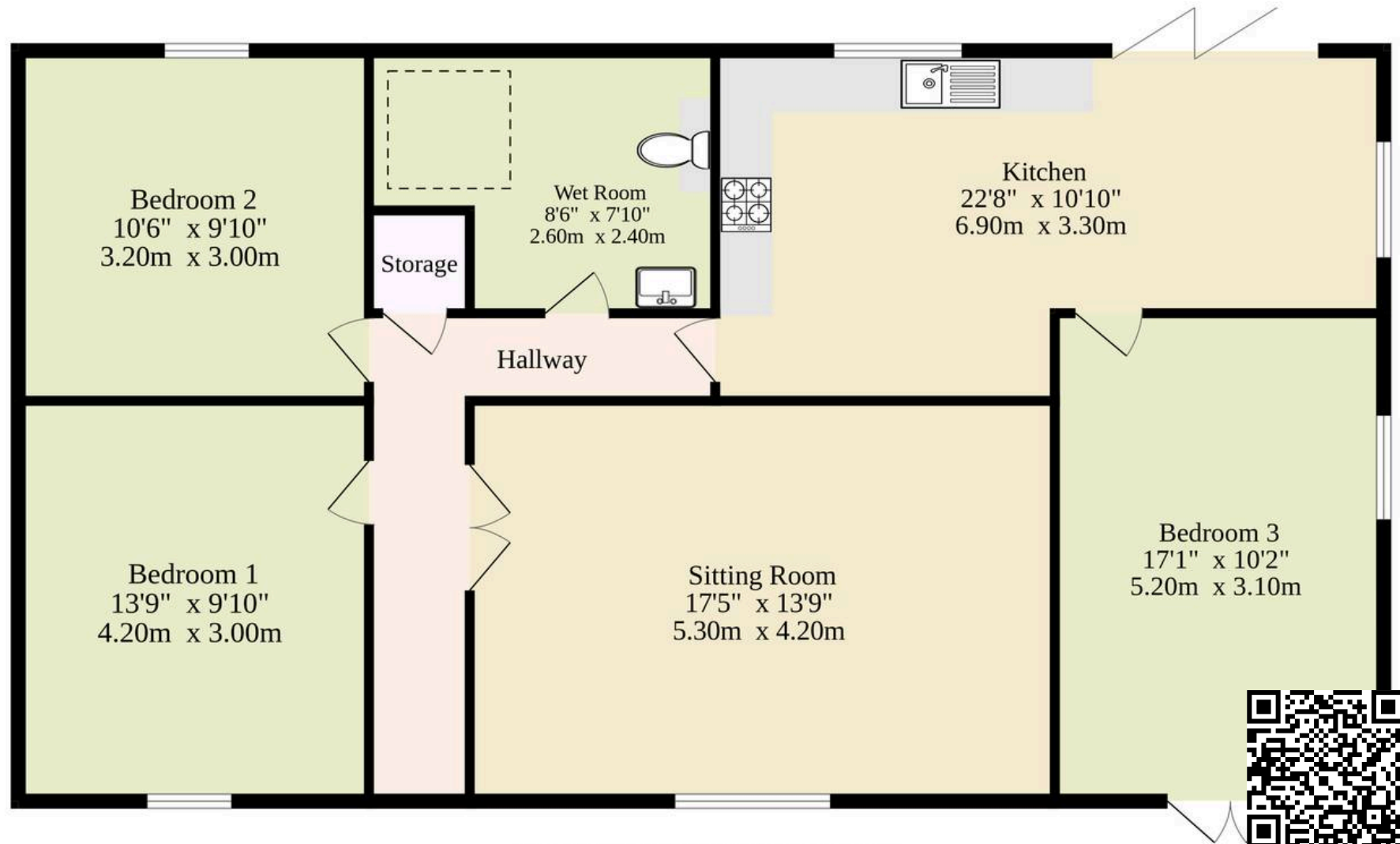
Agents Note

Sold Freehold & Connected to mains water and electricity alongside oil-fired heating and alternative drainage

Neighbours have access down the driveway to reach their property



Ground Floor
1831 sq.ft. (170.1 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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