



## Candle Dyke Cottage Marsh Road, Potter Heigham

In Excess of £500,000



# Candle Dyke Cottage Marsh Road

## Potter Heigham

Beautiful home with modern touches and countryside feel throughout. This property boasts a stylish open-plan kitchen with shaker-style cabinetry and gold accents, dining and utility area, perfect for modern living. A cosy sitting room with a focal log burner creates a warm and inviting atmosphere. Upstairs, a spacious master suite with ensuite and two additional double bedrooms offer ample accommodation. Enjoy stunning field views and relax in the private garden with patio area. Ample off-street parking completes this idyllic home.

### THE LOCATION

Situated amidst the picturesque countryside in the charming village of Potter Heigham, this property offers a location in the heart of Norfolk. Just moments from the Hickling Broad, the property is surrounded by greenery and serene landscapes, it provides a perfect escape from the hustle and bustle of city life. With close proximity to the Norfolk Broads National Park, renowned for its network of waterways and rich biodiversity, residents can indulge in boating adventures, nature walks and birdwatching. The nearby villages offer a glimpse into Norfolk's rural heritage, with quaint pubs, local shops and landmarks to explore.





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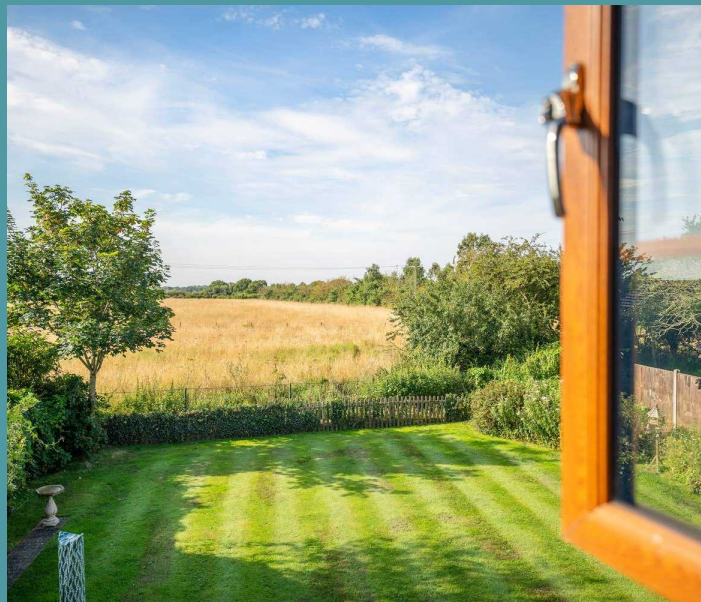
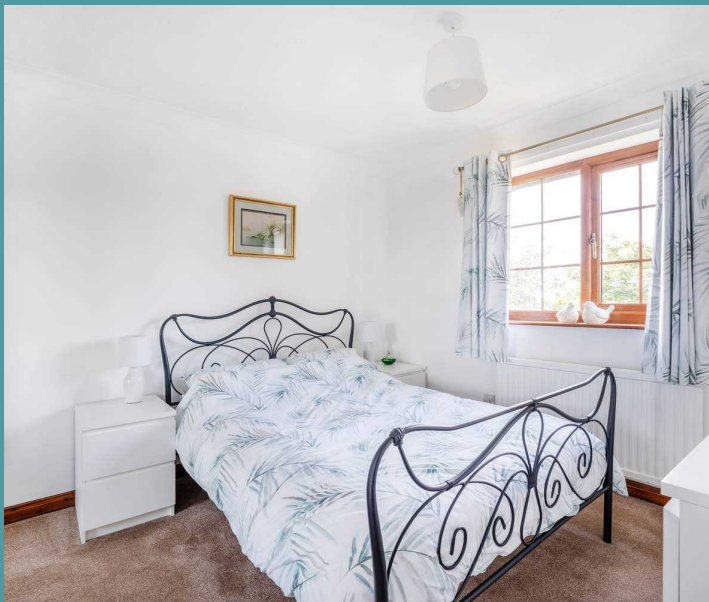
Potter Heigham

## MARSH ROAD

Upon entering the property, you'll immediately appreciate the seamless flow of the interior spaces. Unveiling a shaker-style kitchen adorned with opulent gold fixtures. The kitchen boasts built-in appliances and a dining area, all seamlessly adjoined to a utility space replete with matching fitted storage. This functional layout provides easy access to a ground floor study, ideal for those working from home.

The substantial sitting room serves as the heart of the home, featuring a green chimney breast that commands attention, accentuating a focal log burner with brick accents and a stately wooden mantelpiece, creating a cosy feel for relaxation.

Ascend the staircase to discover the generously proportioned primary bedroom, thoughtfully converted from two bedrooms to provide the ultimate master suite. This exceptional space further boasts an ensuite shower room, ensuring privacy and convenience. Two additional double bedrooms, complemented by a snug, offer ample accommodation for family members or guests. The well-appointed three-piece bathroom suite completes the upper level, providing functionality.







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Embracing the essence of countryside living, this property showcases expansive field views that greet you from every angle. Outside, a manicured lawn and a convenient patio area provide an idyllic setting for outdoor gatherings and garden furniture. Ample off-road parking and storage are at your disposal on the private drive, ensuring ease and security.

### AGENTS NOTE

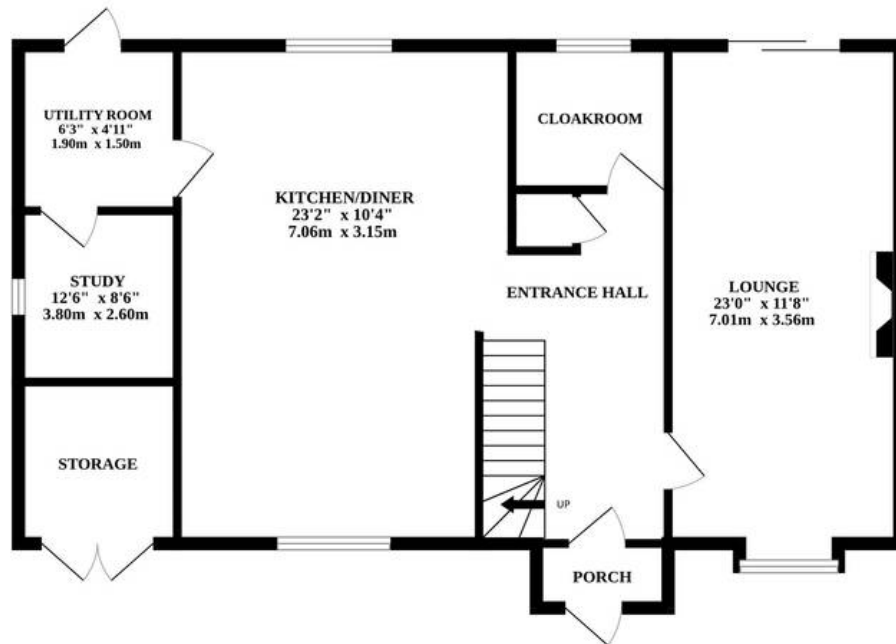
We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax Band - E

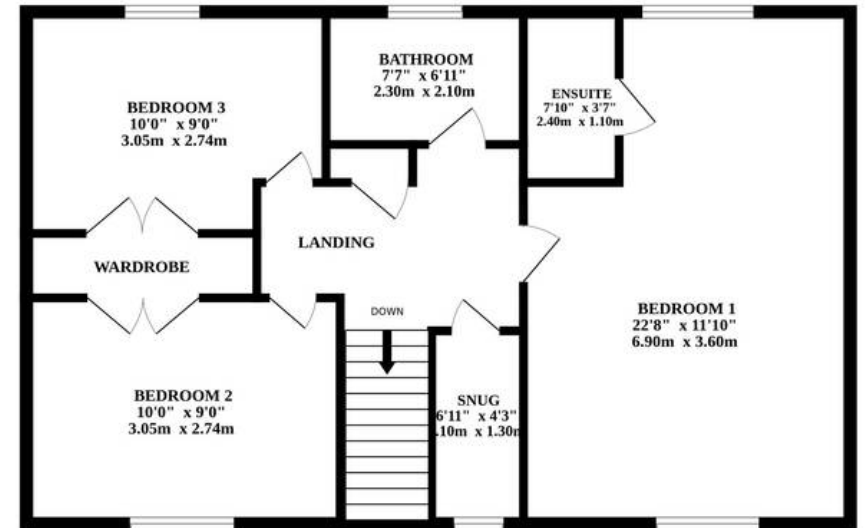
Oil Central Heating



GROUND FLOOR



1ST FLOOR



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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