



Maple House

51 Wathen Way, Marsham

Norwich



Minors & Brady

Maple House is a thoughtfully extended five-bedroom detached home, offering spacious and adaptable accommodation for modern family life. Carefully remodelled over the past decade, the property balances practical living with light-filled, welcoming spaces. The open-plan sitting, dining, and kitchen areas provide a versatile hub for daily routines and family gatherings. A recent side extension adds two double bedrooms and a shower room, creating flexible space for older children, guests, or a potential annexe. Upstairs, the principal bedroom and two further double bedrooms are complemented by a stylish family bathroom and clever storage solutions. Outside, the south-facing garden, paved terrace, raised lawn, and deck offer safe and enjoyable outdoor space for children and family activities. Set within a peaceful village location with far-reaching countryside views, Maple House combines convenience, comfort, and a setting perfectly suited to family living.

- Five-bedroom detached home extensively remodelled and extended for modern family living
- Open-plan sitting, dining, and kitchen areas with seamless flow and abundant natural light
- Central wood-burning stove and bespoke cabinetry with subtle backlighting in the sitting room
- Contemporary kitchen with central island, butler sink, breakfast bar, and integrated appliances including Rangemaster, wine fridge, and under-counter fridge
- 2023 side extension creating two double bedrooms and a modern shower room, ideal for annexe or guest use
- Principal bedroom with oak-inlaid fitted wardrobes and soft integrated lighting, plus two further double bedrooms and stylish family bathroom
- Utility room with built-in storage and laundry facilities for practical day-to-day living
- South-facing garden featuring paved terrace with brick pizza oven





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51 Wathen Way

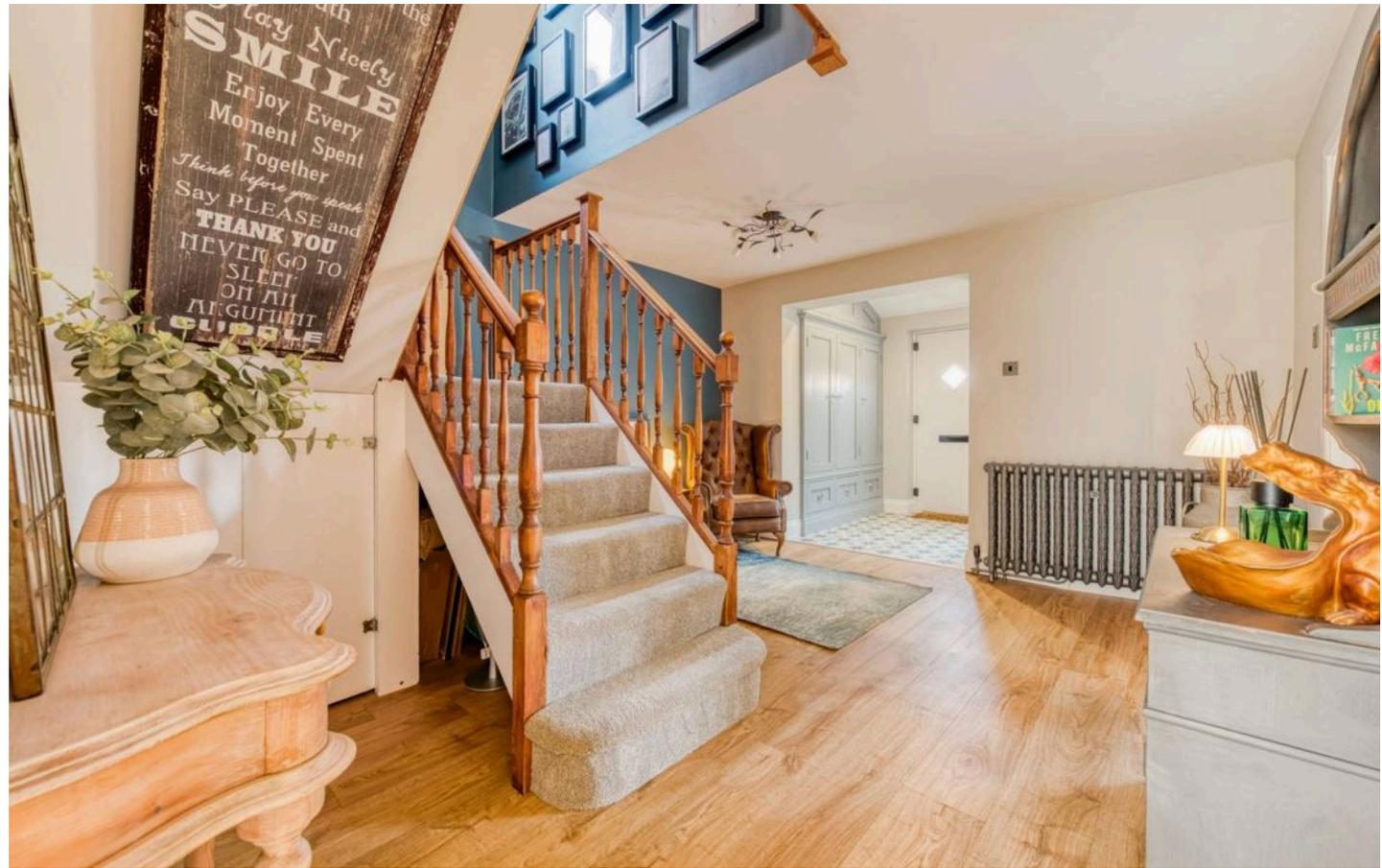
Marsham, Norwich

The Location

Marsham is a delightful village nestled in the heart of Norfolk's picturesque countryside, offering a peaceful and welcoming setting for those seeking a relaxed rural lifestyle. The village itself has a strong sense of community and is served by a village pub and a restaurant, making it an appealing place for families and commuters alike. Its location provides the perfect balance between tranquillity and convenience, with the historic market town of Aylsham just a short drive away. Aylsham offers a variety of shops, cafés, local amenities, and a charming market square, while the vibrant city of Norwich is easily accessible, providing extensive shopping, cultural attractions, and leisure facilities.

Marsham benefits from excellent transport links, with nearby roads offering easy access to the Norfolk coast, the Norfolk Broads, and surrounding towns. The area is particularly popular with families due to its selection of well-regarded state and independent schools, while the countryside setting provides ample opportunities for outdoor activities, walks, and cycling.

For leisure, the village is within easy reach of the North Norfolk coast, famous for its sandy beaches, nature reserves, and sailing opportunities, as well as the Norfolk Broads, offering scenic waterways and wildlife. With its combination of rural charm, community spirit, and accessibility to towns, coast, and countryside, Marsham presents an ideal location for those seeking a comfortable, down-to-earth lifestyle in one of Norfolk's most appealing areas.



51 Wathen Way

Marsham, Norwich

Wathen Way, Marsham

Maple House is a quietly impressive five-bedroom detached home, extensively remodelled and extended over the past decade to create a practical yet generous family residence. Once a three-bedroom property, careful additions to the front, rear, and side have created versatile, light-filled spaces that balance modern living with a sense of calm and privacy.

Essential updates, including full rewiring, new windows, guttering, and radiators, ensure the home is both comfortable and ready for day-to-day life.

The living areas are deliberately open and flexible. The sitting room, with a central wood-burning stove and bespoke cabinetry with subtle backlighting, flows naturally into the dining area and onto the extended kitchen/breakfast space. The kitchen, fitted with a central island, integrated appliances, and plenty of storage, offers practical family functionality while maintaining a sense of style.

Bi-fold doors open directly onto the rear terrace, providing easy access to the garden, while a well-equipped utility room keeps everyday chores organised.

A 2023 side extension, formed from the original garage, now houses two double bedrooms and a modern shower room, offering flexible space that could function as an annexe for visitors or older children. Upstairs, the principal bedroom is fitted with oak-inlaid wardrobes and soft integrated lighting, alongside two further double bedrooms and a well-appointed family bathroom. A partially boarded attic offers additional storage without intruding on living space.



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Outside, the property is approached via a newly laid driveway, with space for several vehicles and scope for automated gates. The south-facing garden has been thoughtfully arranged, combining a paved terrace with a brick pizza oven, a raised lawn, a composite deck, and a large powered shed. The rear enjoys extended countryside views, providing a sense of openness and quiet that is hard to find so close to village amenities.

Maple House is a home that works as much for everyday living as for entertaining, offering adaptable spaces, a considered flow between indoors and out, and a setting that quietly connects village life with the surrounding countryside.

Agents Note

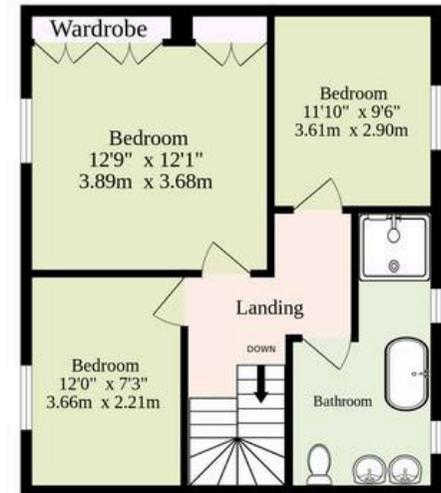
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
1859 sq.ft. (172.7 sq.m.) approx.



1st Floor
508 sq.ft. (47.2 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 2367 sq.ft. (219.9 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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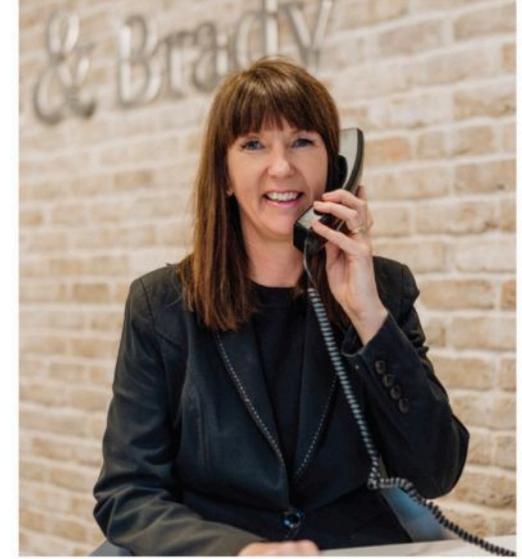
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Meet *Karol*
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Meet *Claire*
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Minors & Brady
Your home, our market



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