



2 Mermaid Close, Marsham

Norwich



Minors & Brady

2 Mermaid Close

Marsham, Norwich

An enclave setting, classy in feel and quietly tucked away, this beautifully designed modern home sits within an exclusive collection of just five properties. Completed in 2023, the home immediately impresses with its larch-clad exterior and terracotta pantiled roof, offering timeless appeal with a contemporary twist. Inside, vaulted ceilings and an open-plan living and kitchen space create a light-filled, elegant atmosphere that flows seamlessly outdoors through bi-fold doors. Two bedrooms and two bathrooms, including an en-suite, provide well-balanced and thoughtful accommodation. Underfloor heating and super-fast broadband enhance modern comfort throughout. Outside, landscaped gardens offer privacy and calm, complemented by a double cart shed and a separate garden studio ideal for flexible use. Stylish, private and clearly cherished, this is a truly special home in a discreet and refined setting.

- Classy, tucked-away enclave of just five contemporary homes
- Light-filled open-plan living and kitchen space with vaulted ceilings
- One of only three properties within the quiet cul-de-sac
- Bi-fold doors opening seamlessly onto the landscaped garden
- High-quality 2023 build showcasing exceptional attention to detail
- Striking larch-clad exterior with terracotta pantiled roof
- Two bedrooms and two modern bathrooms, including a stylish en-suite
- Underfloor heating throughout and super-fast broadband
- Double cart shed plus separate garden studio/office
- Beautifully landscaped, private garden with lawn, patio and planters



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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.



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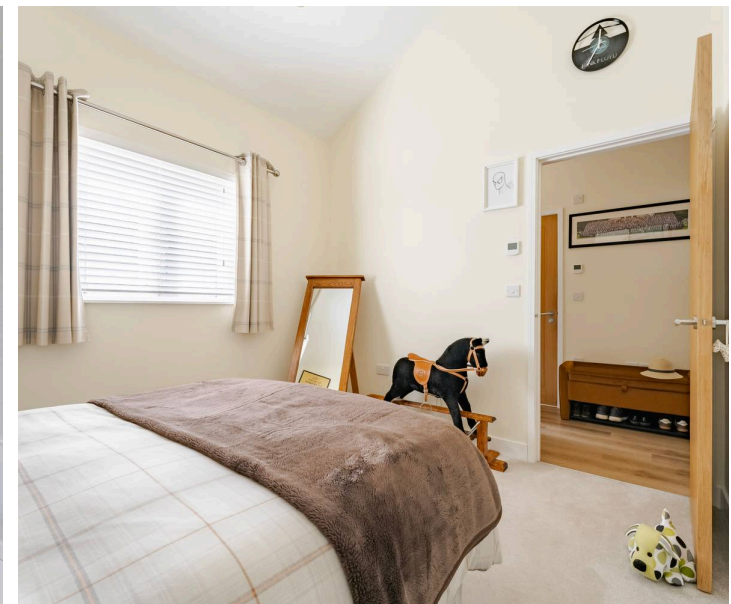
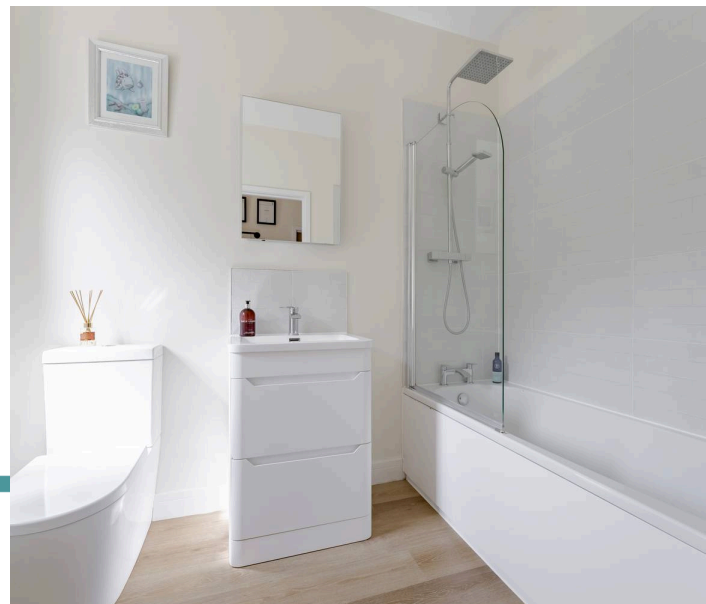
Tucked away within Mermaid Close, this beautifully designed brand-new home, completed in 2023, forms part of an exclusive collection of just five properties, with only three positioned within the quiet cul-de-sac itself. This small enclave offers a rare sense of privacy and calm, creating a tucked-away setting that feels both special and secure.

From the moment you arrive, the quality of the build is immediately evident. The striking combination of larch cladding and a terracotta pantiled roof gives the property real character and charm, perfectly blending modern design with natural materials.

Every detail has been carefully considered, resulting in a home that feels well-crafted, stylish and effortlessly inviting.

Inside, the property centres around a superb open-plan living and kitchen space, enhanced by vaulted ceilings that add volume and light. The kitchen is fitted with sleek integrated appliances, seamlessly flowing into the living area, making it ideal for both everyday living and entertaining. Bi-fold doors open directly onto the garden, creating a wonderful connection between indoor and outdoor spaces and allowing the home to be filled with natural light.

The accommodation includes two well-proportioned bedrooms, complemented by two bathrooms, including a modern en-suite and a stylish main bathroom.



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Under-floor heating runs throughout the home, providing comfort and efficiency, while super-fast broadband ensures the property is perfectly suited for modern lifestyles, including home working.

Externally, the property continues to impress. A double cart shed provides excellent covered parking, while a separate garden studio/office offers flexible additional space, ideal for home working, hobbies or storage. The landscaped garden has been thoughtfully arranged with a neat lawn, patio area and well-placed planters, offering a private and peaceful spot to sit, relax and enjoy the surroundings.

Clearly well loved and immaculately cared for, this is a home where quality, design and setting come together beautifully. Quietly positioned yet stylish and contemporary, Mermaid Close offers a rare opportunity to own a thoughtfully built modern home within a highly desirable and private setting.

Agents Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.

A service charge of £250 per annum is payable. The property is held on a 1/5th share of the management company.

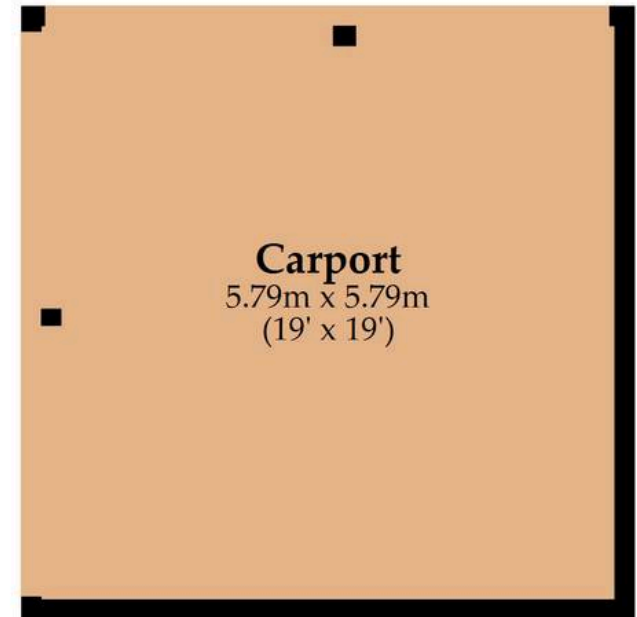
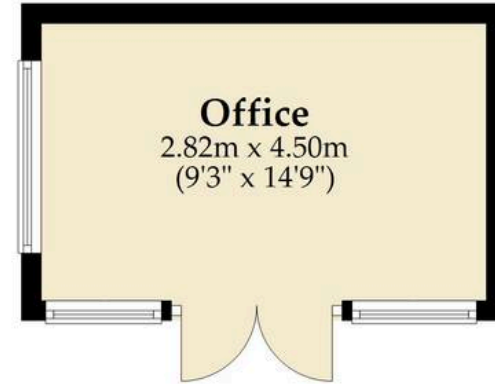
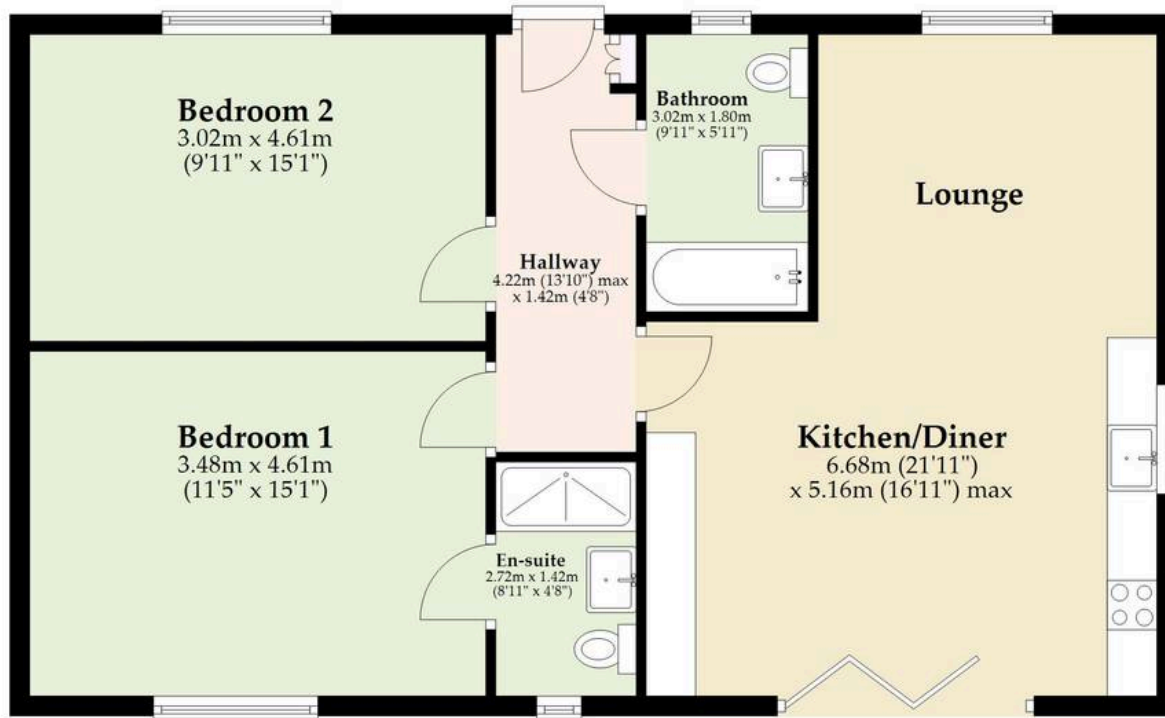
Please note the property is of non-standard construction, being timber-framed with larch cladding. The vendors advise that the property is mortgageable; however, all prospective purchasers must carry out their own due diligence and seek confirmation from their chosen lender prior to proceeding.

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Ground Floor

Approx. 89.7 sq. metres (965.6 sq. feet)
(excluding Carport)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
Your home, our market



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