



Guide Price £200,000

2 Bedroom Terraced House for sale

8 Marsh Lane, New Buckenham, Norwich



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SALES AND LETTINGS



## Overview

For those seeking a comfortable first home or downsize, look no further. This roomy terrace set within a charming Norfolk village is perfectly placed to offer you the peaceful surroundings and inviting community you desire.



## Key Features

- No Onward Chain
- Spacious 2-Bedroom Home with Two Reception Rooms
- Verdant Non-Overlooked Garden
- Private and On-Street Parking
- Within Easy Stroll of Local Pub, Common and Local Store
- Two Train Stations 15-Minutes Drive and Bus Routes to Norwich City Centre



Welcome to Marsh Lane, New Buckenham. This 2-bedroom terraced property, with its unassuming frontage, opens to a bright kitchen with ample storage and worktop (including a desirable pantry-style cupboard) and flows through to two reception rooms enjoying a verdant view of the garden and beyond.

The first floor offers a large double set to the back with fitted storage and scope to reconfigure. The second bedroom fits a double bed and desk comfortably thanks to its built-in wardrobe set over the stairs. The bathroom is a good size with a window, an electric shower over the bath, and boasts the same daylight as the rest of the floor.

This property provides private parking for one vehicle and is complimented by readily available on-street parking. The garden is of a manageable size and ripe for rejuvenation with your green ideas. With direct access to the dining room, why not convert to alfresco dining in the warmer months?

New Buckenham is a charming Breckland village set a 15-minute drive from the market towns of Wymondham and Attleborough, both with a good range of daily amenities and reliable train links to Norwich, London and Stansted. The Kings Head is the local pub within a 2-minute stroll with pizza nights on a Thursday and highly recommended Sunday lunches. The local common under the purview of Norfolk Wildlife Trust, is a wonderful place to capture some zen.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: [///basher.ramps.solution](https://www.what3words.com/#!/basher.ramps.solution)



**Kitchen**

10' 2" x 9' 8" (3.10m x 2.95m)

Laminate flooring, uPVC double-glazed window with roller blind, fitted base and wall-mounted units, integrated electric hob, double oven and extractor hood, under-stair pantry-style cupboard, radiator, ceiling light and multiple sockets.

**Lounge**

12' 11" x 12' 9" (3.95m x 3.90m)

Laminate flooring, ceiling light, multiple sockets, radiator and alcove.

**Dining Room**

10' 9" x 8' 10" (3.30m x 2.70m)

Laminate flooring, uPVC double-glazed Patio doors, ceiling light, radiator and multiple sockets.

**Bedroom One**

12' 9" x 10' 0" (3.90m x 3.05m)

Fitted carpet, uPVC double-glazed window, fitted storage, ceiling light, radiator and multiple sockets.

**Bedroom Two**

10' 2" x 6' 10" (3.10m x 2.10m)

Fitted carpet, uPVC double-glazed window, built-in wardrobe, ceiling light, radiator and multiple sockets.

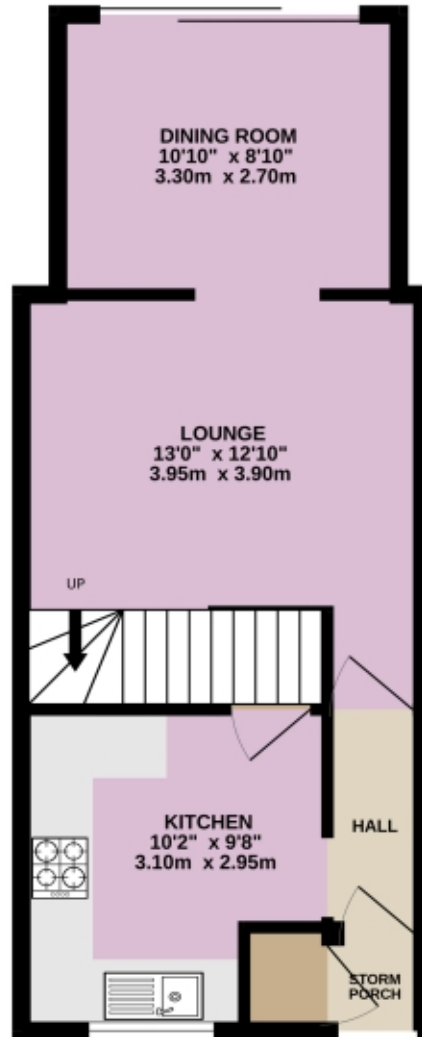
**Bathroom**

7' 2" x 5' 6" (2.20m x 1.70m)

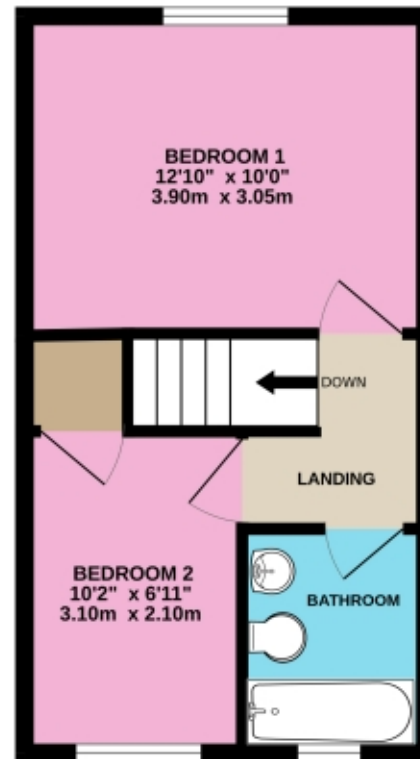
Vinyl flooring, uPVC obscured double-glazed window, bath with electric shower over and glass shower screen and tiled walls, wash hand basin with splashback tiling, back-to-wall toilet, radiator, ceiling light and wood panelling.

# Floorplans

GROUND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



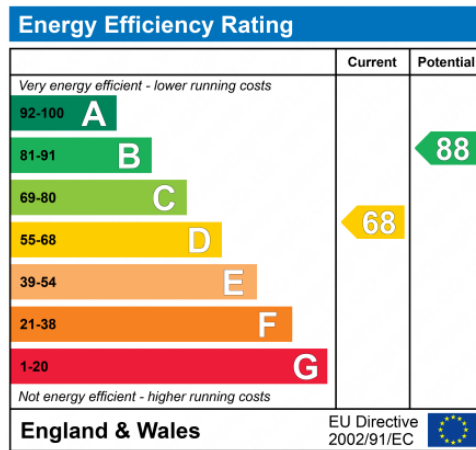
1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TERRACED 2-BEDROOM HOUSE

TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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