

**Aldreds**  
Estate Agents



Swallow Cottage, 44 Marsh Road, Upton, Norwich, NR13 6BS

Offers Over £300,000







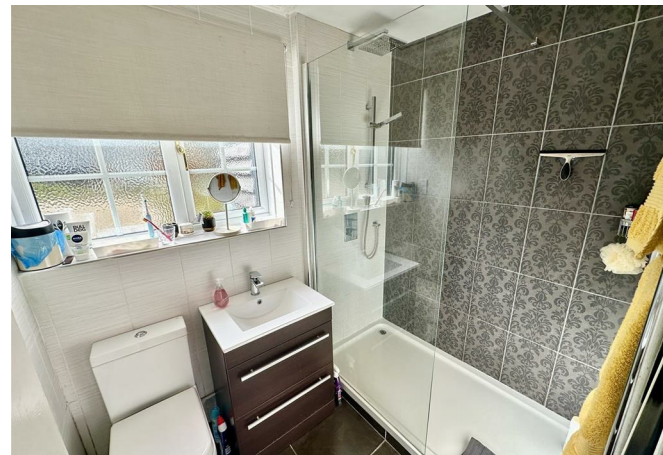


# Swallow Cottage, 44 Marsh Road

Upton, Norwich, NR13 6BS

- Delightful Single Storey Attached Home
- Lounge with Multi Fuel Stove
- Driveway Parking
- Garden Studio with Home Office Potential
- Ideal Permanent Residence or Holiday Home/Let
- Two Bedrooms
- LPG Central Heating
- Generous Garden
- Delightful Broadland Village
- Internal Viewing Essential!

Aldreds are pleased to offer this characterful single storey property, located in the delightful Broadland village of Upton. The well presented accommodation includes two bedrooms, shower room, lounge with multi fuel stove, kitchen diner, utility and a cloakroom. The property offers uPVC SUDG windows, LPG central heating, delightful gardens including a lovely garden studio building and plenty of off road parking. Ideally suited to those looking for either a permanent residence or a holiday home/let, this delightful property has the charm and location to suit!



## Entrance Hall

Part glazed composite entrance door, window to front aspect, radiator, wall lighting, power points, telephone point, doors leading off;

## Bedroom 1 11'10" x 9'10" plus wardrobe (3.61m x 3m plus wardrobe)

A double aspect room with windows to front and rear aspects, built-in wardrobes, power points, radiator.

## Shower Room 5'4" x 6'10" (1.65m x 2.1m)

Rear facing obscure glazed window, fully tiled walls, radiator, large shower with fixed screen and raindrop shower head over, ventilation, hand wash basin within a fitted storage unit, low level w.c., shavers point, loft access, LED ceiling lighting, heated towel rail.

## Bedroom 2 10'2" x 8'3" (3.1m x 2.53m)

Window to rear aspect, radiator, power points, built-in wardrobe.





Lounge 12'2" x 10'9" extending to 13'5" (3.73m x 3.28m extending to 4.1m)

Rear facing window, glazed door to garden, brick built fireplace surround with a multi fuel stove on a pamment tiled hearth, radiator, power points, television point, wall lighting, fitted shelving, door giving access to;

Kitchen/Diner 12'3" x 9'11" (3.75m x 3.03m)

A delightful double aspect room with windows to front and rear, a range of modern Shaker style kitchen units with work surface, upstands and tiled splash back, ceramic sink drainer with mixer tap, range cooker with chimney style extractor over, dishwasher, airing cupboard housing pressurised hot water cylinder, door giving access to;

Utility Room 10'0" reducing to 6'5" x 6'9" at max (3.07m reducing to 1.98m x 2.07m at max)

With a part glazed door to front, rear facing window, pamment tiled floor, radiator, fitted base units with work surface and tiled splash backs, stainless steel sink drainer, wall mounted LPG boiler for hot water and central heating, electric meter cupboard, door giving access to;

## Directions

Arriving in the village of Upton on Church Road, passing the church on the left hand side, proceed into the village as the road runs into Chapel Road, passing the White Horse Community Pub on the left. Continue into Marsh Road and continue to the end of the road, turning right into Back Lane, where the driveway to the property can be found a short way along just past the two neighbouring barn conversions.





### Cloakroom

Rear facing obscure glazed window, part tiled walls, pamment tiled floor, low level w.c, hand wash basin, radiator.

### Outside

The property is approached with vehicular access via a shared shingled driveway from Back Lane, opening up to the rear of the property to a parking and turning area. The property offers a delightful enclosed garden, which is mainly laid to lawn. The rear garden offers a summerhouse, timber garden shed and garden studio, external power and water supply, LPG storage tank.

### Garden Studio 13'3" x 9'2" (4.05m x 2.81m)

Glazed double doors, windows to front and side aspects, power, lighting and two wall mounted electric heaters.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Broadland District Council. Band 'C'

### Location

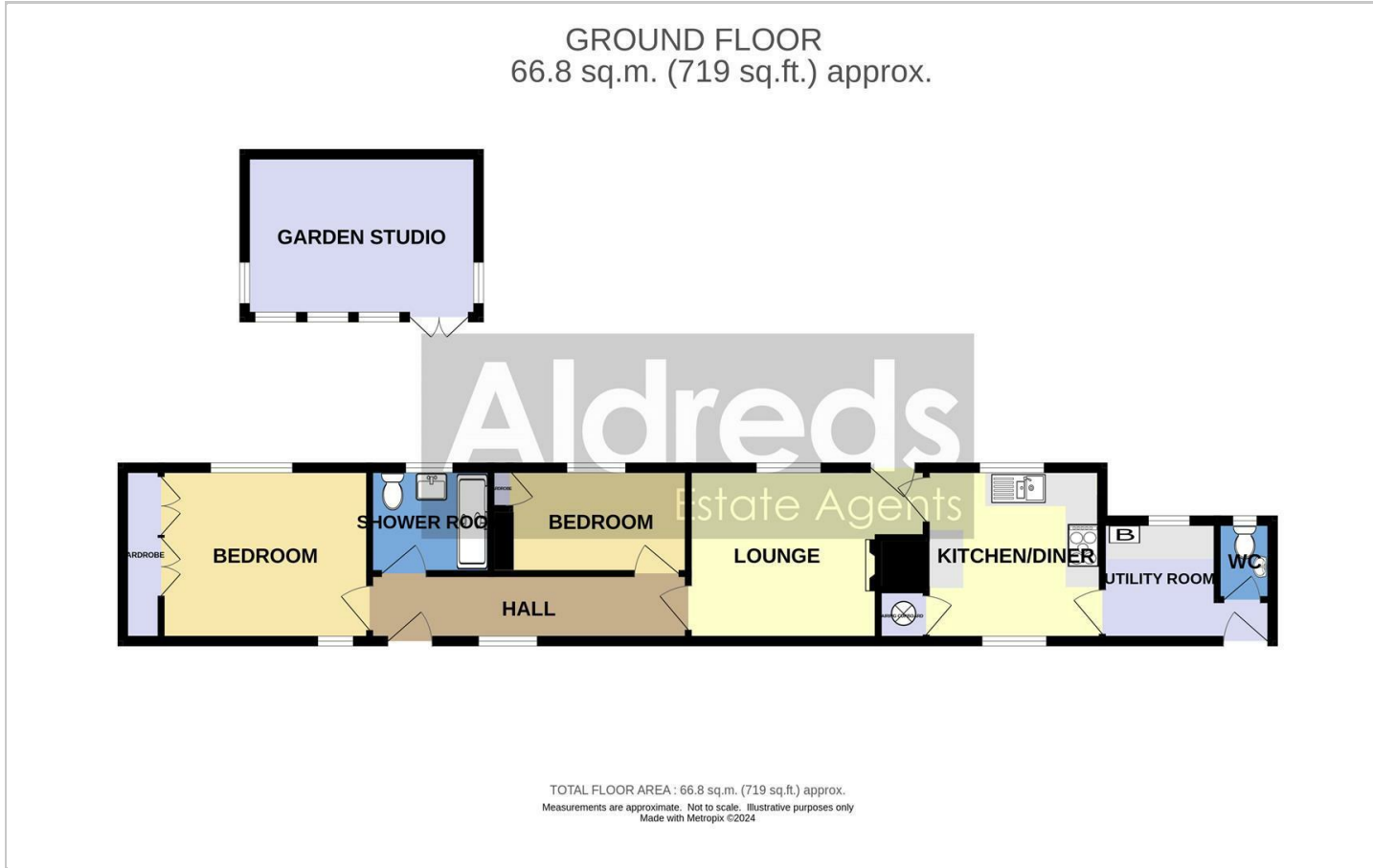
Upton is a delightful Broadland village with it's own Staithe, giving boat access onto the River Bure. The village has a wonderful community pub with an adjoining village shop, The White Horse, and a modern village hall and playing field. The neighbouring village of Acle, approximately 2 miles distance, has a selection of Shops, Community Centre with playing fields, Primary and High Schools and a Health Centre. Both regular bus and rail services operate from Acle to Great Yarmouth approximately 9 miles away and the City of Norwich approximately 13 miles away.

### Reference

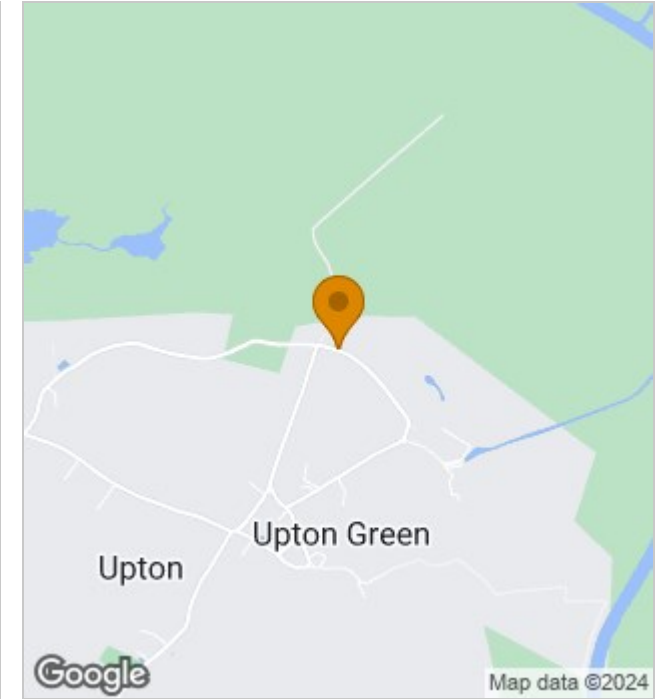
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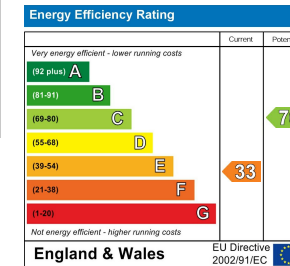
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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