



Marlingford Way, Easton, Norwich, NR9 5HA

welcome to

Marlingford Way, Easton, Norwich

A modern 3 bedroom semi-detached house, located at the end of a secluded cul-de-sac, close to the Norfolk Showground and road links. The well-presented home boasts a 22' lounge/diner, fitted kitchen, cloakroom w.c, gardens, driveway parking & garage!



Description

We are excited to welcome to the market this neutrally decorated 3 bedroom semi-detached house, occupying a quiet cul-de-sac position within easy reach of A47 routes and amenities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, spacious triple aspect lounge/diner and fitted kitchen with space for appliances. This is complemented on the first floor by three good-sized bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from electric heating and double glazed windows throughout. Outside, a hard standing driveway provides off-road parking and access to the garage, together with an enclosed rear garden.

Internal and external viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, doors opening to lounge/diner, kitchen and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring and double glazed obscure glass window to rear aspect.

Lounge/Diner

22' 4" x 10' 8" (6.81m x 3.25m)

Triple aspect room with fitted carpet flooring, two radiators, two double glazed windows to front and side aspects, and double glazed sliding patio doors opening to the rear garden.

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel double sink with mixer tap, tiled splashbacks, space for electric cooker, extractor hood, space for free standing fridge freezer, space for washing machine, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and family bathroom.

Bedroom One

14' 2" x 8' 8" (4.32m x 2.64m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

13' 4" x 8' 2" (4.06m x 2.49m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

9' 2" x 4' 5" (2.79m x 1.35m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, a hard standing driveway provides off-road parking and access to the garage. The remainder of the front is laid to lawn with low level border and gated access leading to the rear garden.

The sloped rear garden is laid predominantly to lawn with paved patio seating areas, ideal for outside entertaining and dining. Together with plant beds and timber fencing which privately encloses the home.

Garage

Power, lighting and up and over door to front aspect.

Location

Easton is a well positioned village within Norfolk, approximately 9 miles to the west of the City of Norwich, located close to the highly regarded Royal Norfolk Showground, the A47 dual carriageway that provides easy access to roads around Norwich and the A11 for links to London. A short distance away, highly visible and accessible off the A47 is a well established retail park, which includes the launch of a new Next superstore. Adjacent is a large Sainsbury's store and nearby is the Copper Beech family friendly pub/restaurant. Easton also offers good access to the University of East Anglia and Norfolk & Norwich University Hospital.

directions to this property:

Leave Dereham via the A47 towards Norwich and at the first round-a-bout, proceed straight over. Continue along and at the next round-a-bout, take the third exit onto Dereham Road in Easton. Take the right hand turn into Marlingford Road and take the left hand turn into Marlingford Way. Take the last left hand turn where the property can be found on the right hand side.



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welcome to

Marlingford Way, Easton, Norwich

- 3 Bedroom Semi-Detached House
- Well-Presented Accommodation
- 22' Open-Plan Lounge/Diner
- Cloakroom W.C And Family Bathroom
- Enclosed Rear Garden
- Driveway Parking And Garage
- Cul-De-Sac, Village Position
- Convenient Access To A47 Routes

Tenure: Freehold EPC Rating: F

£260,000



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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