

property details **approval form**

14 Marlingford Way, Easton, Norwich, Norfolk, England, NR9 5HB

Date: 28 September 2024

Property Ref and Version: NOR141483 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £425,000

Tenure: Freehold

>> **key features**

- > South facing enclosed garden backing onto fields
- > Annexe potential
- > Four double bedrooms
- > Cloakroom, bathroom & shower room
- > Perfect family home
- > Ample off-road parking
- > Flexible accommodation
- > Well presented throughout
- > EPC Rating: F

>> **short description**

THIS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH ANNEXE POTENTIAL is situated in the popular village of Easton, to the west of Norwich city centre. The property would be ideal for families with a south facing garden, ample off-road parking and annexe potential. *Viewings are highly recommended!*

>> **long description**

THIS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH ANNEXE POTENTIAL is situated in the popular village of Easton, to the west of Norwich city centre. The property would be ideal for families and benefits from four double bedrooms, an enclosed south facing garden and ample off-road parking with annexe potential.

Accommodation comprises of entrance hall, cloakroom, lounge, kitchen/ dining room, bedroom four and family bathroom. In the converted garage, there is a utility space, inner hallway, shower room, office and sunroom. Upstairs, there are three double bedrooms off landing. To the front, there is ample off-road parking for at least four vehicles and to the rear, there is a well landscaped, south facing enclosed rear garden backing onto fields.

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** Viewings are highly recommended to fully appreciate this property full of potential!! **

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Double glazed door to front, radiator and laminate floor.

Cloakroom

Double glazed window to rear, wash hand basin, wc, radiator and laminate floor.

Lounge

13' 4" x 11' 7" (4.06m x 3.53m)

Double glazed window to front, laminate floor, TV point, phone point, multi fuel burner and radiator.

Kitchen/ Diner

20' 6" x 9' (6.25m x 2.74m)

Double glazed window to rear, double glazed French doors to rear, electric oven, electric hob, extractor fan, wall base units, work surfaces, sink one & a half sized bowl, space for dishwasher and space for fridge/ freezer.

Utility Space

14' 8" x 7' 1" (4.47m x 2.16m)

Tiled flooring, stainless steel one sized bowl, plumbing for washing machine & tumble dryer, boiler and radiator.

Inner Hallway

Double glazed door to garden and tiled flooring.

Shower Room

Shower cubicle, tiled flooring, radiator, wash hand basin, wc and extractor fan.

Office

9' x 8' 4" (2.74m x 2.54m)

Double glazed window to rear, built in wardrobe, carpeted floor and radiator.

Sun Room

9' 9" x 8' 5" (2.97m x 2.57m)

Carpeted floor, radiator and double glazed French doors to garden.

Bedroom Four

9' 10" x 8' 4" (3.00m x 2.54m)

Double glazed window to front, radiator and laminate floor.

Family Bathroom

Double glazed window to rear, radiator, tiled flooring, wash hand basin, wc, bath, separate shower cubicle and extractor fan.

First Floor Landing

Carpeted floor and loft access.

Your William H Brown office: 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

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>> **room description**

Bedroom One

12' 10" x 11' 7" (3.91m x 3.53m)

Double glazed window to rear, radiator, laminate floor, TV point and built in wardrobe.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed window to front, carpeted floor and radiator.

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m)

Double glazed window to rear, laminate floor, TV point and radiator.

Exterior

To the front, there is off-road parking for approximately four vehicles with shingled area, brickweave area and garage storage.

To the rear, there is a fully enclosed garden backing onto fields mainly laid to lawn with paving area, outside bar and decking area.

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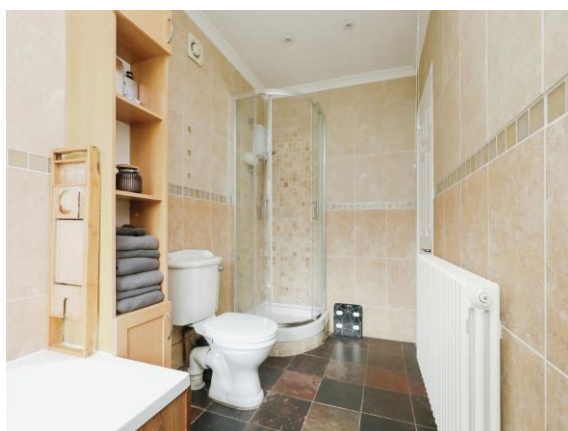
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>> floor plan



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

>> approval

	Signature	Date
Tristan Stoneman		
Mr A. Didwell		

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