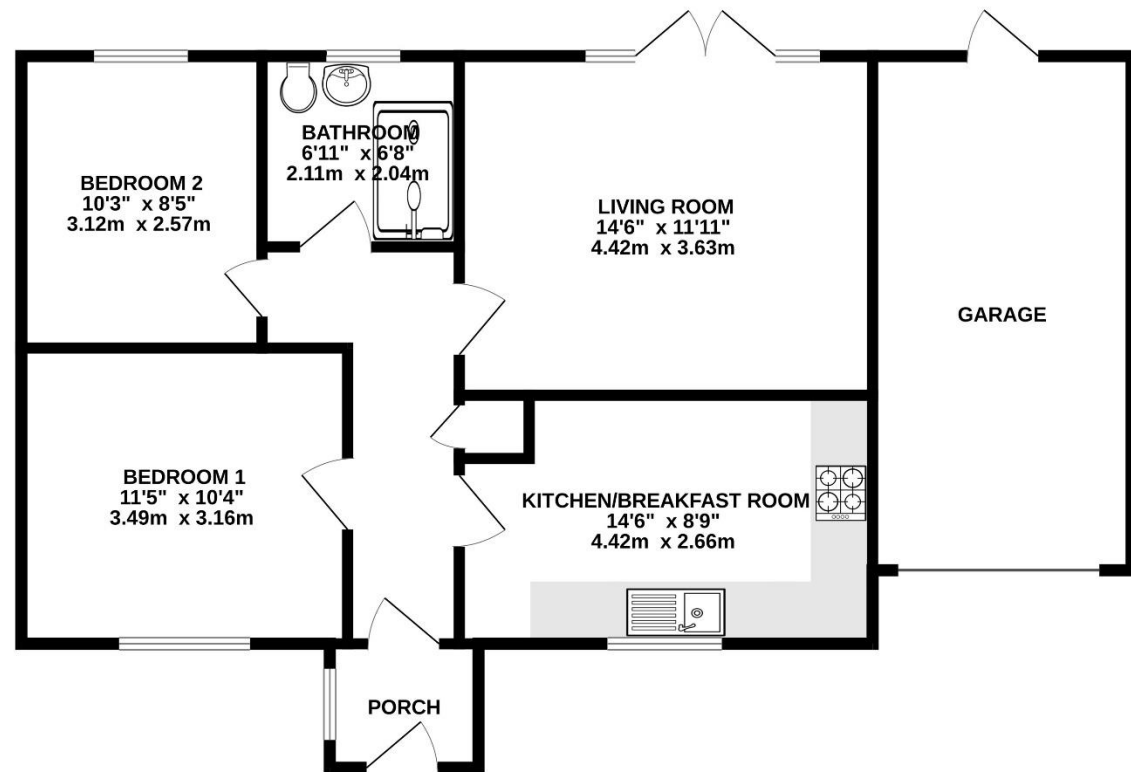


Marlingford Way, Easton
OIEO £300,000 Freehold



FLOOR NAME



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.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Attractive Detached Bungalow
- Porch & Hall Entrance
- Two Well Pro Portioned Bedrooms
- Modern Kitchen/Breakfast Room
- Lounge
- Modern Shower Room
- Low Maintenance Rear Garden
- Garage & Driveway
- Requested Village Location
- EPC Rating E / Council Tax Band C

Description

A spacious detached bungalow located in the popular village of Easton.

Occupying a generous plot in the corner of a quiet cul-de-sac, this modern property is offered in great decorative order throughout and features a low maintenance garden as well as a single garage and substantial driveway.

The accommodation comprises; entrance porch with plenty of storage space and doorway through to the inner hallway which gives further access to all principal rooms. The sitting room is well proportioned with French doors which lead to the private garden to the rear.

Located to the front of the home, the kitchen/breakfast room has a range of modern units with space for appliances and measure in excess of 14'.

Both bedrooms are good sized rooms and there is also a modern shower room with three piece white suite.

Outside

Outside to the front aspect there is a driveway which provides ample off road parking and gives access to the single garage.

To the rear there is a private garden which is low maintenance with artificial turf and a timber decking area providing space for seating.

Location

Easton is a popular village located north-west of Norwich with easy access to the A47 Southern Bypass. There is a primary school which has been awarded as outstanding and also is the location for Easton College with specialist facilities for training across several curriculum areas.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, The Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF
 Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Dereham Road and continue through Costessey. At the Longwater roundabout, take the second exit to the next roundabout and again take the second exit onto Dereham Road, Easton. Continue along where the property can be found indicated by our For Sale Board.

