



Marlingford Way, Easton - NR9 5HA

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HYBRID ESTATE AGENTS



## Marlingford Way

Easton, Norwich

Discover this charming two-bedroom detached bungalow, tucked away on a peaceful corner plot in Easton. Lovingly cared for and thoughtfully updated, it offers a warm, modern home filled with natural light. Step inside and feel yourself relax in the bright kitchen-diner, then cosy up by the log burner in the spacious 16-foot dual-aspect sitting room with French doors opening to the garden. Both bedrooms are generous doubles, and the recently refreshed bathroom includes a shower over the bath. Outside, enjoy the beautifully landscaped private garden with timber decking — perfect for summer evenings. With a garage, ample driveway parking, and loft potential, this tranquil, ready-to-move-in home feels like it was made for you.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Tucked Away on a Corner Plot
- Kitchen With Adjacent Dining Area & Integrated Appliances
- 16' Dual Aspect Sitting Room
- Two Double Bedrooms
- Landscaped Gardens with Decking
- Garage & Ample Parking
- Excellent Access to A47 & Longwater

The property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

#### SETTING THE SCENE

The property is found in a quiet offshoot of an already quiet cul-de-sac where a concrete drive takes you towards a landscaped and levelled shingle frontage suited to the parking of multiple vehicles where the current owners have installed further storage to the front of the home.



To the left hand side of the property, access comes into the garage through an up and over door with access to the right hand side of the property taking you towards the rear garden.

## THE GRAND TOUR

As you enter the property the first of two impressive living spaces opens up in front of you in the form of an open kitchen and dining area. Hardwearing wood effect flooring lines the space much like a large majority of the home where the flooring initially opens up to leave room for a formal dining table surrounded by uPVC double glazed windows allowing this space to bask in natural light. An extension of the worktops reaches out to create potential breakfast bar seating whilst the owners currently use this as further storage and space for white goods whilst the kitchen sits just beyond this with a mixture of wall and base mounted storage units set around tiled splashbacks featuring an integrated oven and hob with extraction above and further space remaining for additional white goods and appliances plus a handy built in pantry cupboard and tall slimline modern radiator.

Entering to the central hallway where both of the bedrooms in the property can be found with the smaller coming at the very rear of the home laid with carpeted flooring and overlooking the rear garden through large uPVC double glazed windows whilst the largest of the bedrooms sits towards the very front of the home again laid with carpeted flooring being more than large enough space for a double bed with further storage solutions and soft furnishings. Both the bathroom and separate WC have benefited from a recent redecoration by the current owners to create an attractive setting with the bathroom featuring a shower head and glass screen mounted over the bath with vanity storage and tall heated towel rail whilst the neighbouring WC boasts this same fresh redecoration with a frosted glass window to the outside. Just beyond this a secondary access to the home can be found on the right hand side of the property where the current owners use this as an additional storage space.

Finally, the main living space comes to the left hand side of the hallway in the form of a dual aspect sitting room measuring an impressive 16' in length. The composite flooring is conducive to a potential choice of layout of

soft furnishings with space to either side of the chimney breast suited for further storage whilst a wood burning fire sits in the very middle with a tiled hearth ideal for those cosier evenings whilst uPVC double glazed French doors back onto the rear garden and timber decking beyond.

## FIND US

Postcode : NR9 5HA

What3Words : ///covers.degrading.umpires

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property has potential to build upwards into the loft space (stp). The property also uses a Septic tank and oil fired heating but other mains supplies are connected.



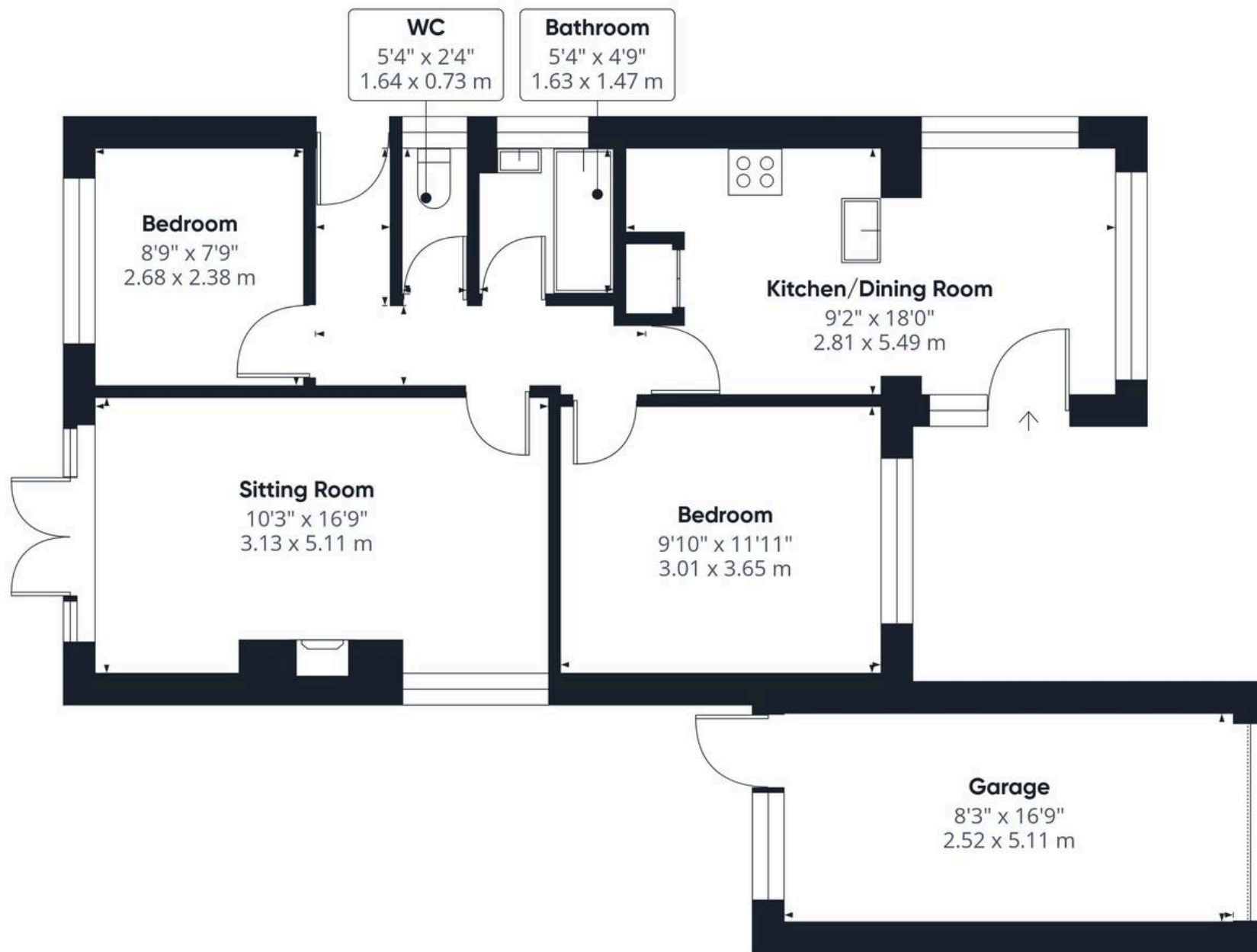




## THE GREAT OUTDOORS

As you enter the garden, privacy is the first thing you will notice with tall hedge borders to both the right hand side and mature trees at the very rear creating the perfect retreat and sound barriers with timber panel fencing fully enclosing the rest of the space. A timber decking seated area leads from the rear door further into the garden where the rest of the space is laid to lawn with wood chip laid at the very back of the garden. At the very rear of the garden a timber swinging gate does open up towards Dereham Road.





Approximate total area<sup>(1)</sup>

766 ft<sup>2</sup>

71.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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