

Are you interested in arranging a viewing? Call one of our team

STRATFORDS
ESTATE AGENTS

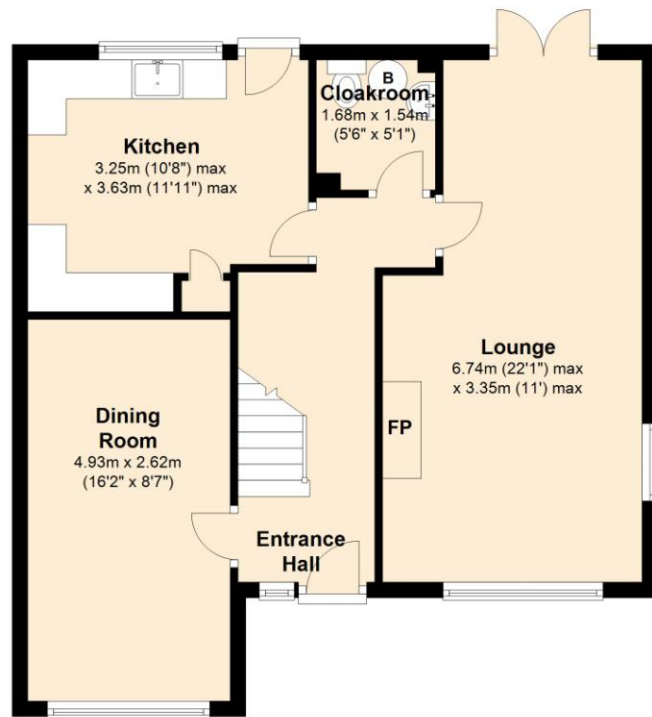
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Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)



Easton

Guide Price £205,000 - £215,000

STRATFORDS
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39a Newmarket Road
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**Are you looking to sell your property?
Call now to arrange a FREE valuation of your home**

Marlingford Way, Easton, NR9

- Semi-detached house with versatile living spaces and in a great location
- Situated at the end of a secluded cul-de-sac
- 3 bedrooms, 2 of which are doubles, all accessed from the central landing
- Triple aspect 22'1 max lounge with feature fireplace and double doors to the garden
- Modern family bathroom plus a ground floor cloakroom
- Oil fired central heating and UPVC double glazing
- Generous off road parking on a brickweave driveway and shingle
- Low maintenance front garden plus an enclosed rear garden with generous patio
- Within catchment for an OFSTED outstanding Academy (June 2013)
- A short drive from a Sainsburys supermarket, retail park and the Southern Bypass



SUMMARY

3 bedroom semi-detached house at the end of a secluded cul-de-sac, close to the Norfolk Showground and road links. The property is well designed with versatile living spaces including a 22'1 max triple aspect lounge and separate dining room. The kitchen features solid wood worktops, a butler sink and integrated appliances. A generous plot and a good location make this a great package!



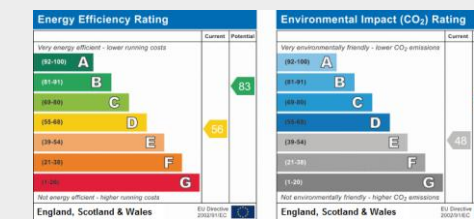
OUTSIDE

The front garden measures approx. 51' x 31' max. and is mainly brickweave and shingle, with pretty, neat borders. Access to the rear garden is via a gate to the right hand side of the property.

The approx. 38' x 29' max. enclosed rear garden consists of lawn with a generous patio area, a brick built outbuilding; part of which houses the oil tank, plus mature trees and borders.

DIRECTIONS

From central Norwich, take Dereham Road out of the city. At the Longwater roundabout, take the second exit, crossing over the A47 Southern Bypass towards the Norfolk Showground. At the next roundabout take the second exit towards Easton. Continue along this road, turning left in to Marlingford Road. Take the first left on to Marlingford Way and the property can be found at the end of a cul-de-sac towards the end of Marlingford Way, on the left hand side.



DISCLAIMER

These details have been provided to us via Stratfords Estate Agents, please note that they are for guidance purposes only and we have not liaised directly with the seller, we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. Also please note the photos do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. Some of the upstairs rooms have elements of sloped ceilings. We have been advised that the garage was converted to the dining room by a previous owner. If there is any point, which is of particular importance to you then please obtain professional confirmation of it.