

MARLINGFORD WAY

**Easton, Norwich NR9 5HA**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

**FOR SALE**  
**PROPERTY**



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**STARKINGS WATSON**

- Detached Bungalow in NR9
- Excellent Access to A47 & Longwater
- Tucked Away on a Corner Plot
- Kitchen with Adjacent Dining Area
- Sitting Room with French Doors
- Two Double Bedrooms
- Landscaped Gardens with Decking
- Garage & Ample Parking

#### IN SUMMARY

This IMMACULATELY PRESENTED HOME has been REFURBISHED and UPDATED, whilst being positioned in the sought after village of EASTON, with fantastic access to the A47, Longwater Retail Park and the NORFOLK SHOWGROUND. The accommodation features a DINING AREA which opens to the KITCHEN, inner hall, SITTING ROOM, W.C, separate BATHROOM and TWO DOUBLE BEDROOMS. Inside you will find updated FLOOR COVERINGS, uPVC DOUBLE GLAZED WINDOWS and oil-fired central heating. A GARAGE and ample parking can be found to front for several vehicles, along with a STORAGE building to one corner.

#### SETTING THE SCENE

Tucked away and approached via a shared roadway which services only three properties, this home occupies a corner plot ensuring there is a substantial parking area with space for multiple vehicles. There is a hard standing footpath leading to the main property and hard standing leading to the garage.

#### THE GRAND TOUR

The property has two entrances of which the current vendors use the dining room door as the main access. The vinyl flooring underfoot acts as an easy to clean surface and runs into the kitchen. There has been bench seating installed with triple aspect windows, a built-in breakfast bar and space for a washing machine. The kitchen itself has wall and base level cabinets with space for a fridge/freezer, built-in electric oven, hob and extractor fan above. Finally, a built-in storage cupboard has created a space for all the worktop appliances to be tucked away. Continuing through the accommodation, there are two double bedrooms of which one has built-in wardrobes running almost wall to wall, and window facing to front. The other looks into the rear garden and could be made larger by incorporating the hallway adjacent. To the right-hand side, there is a bathroom with two-piece suite and a separate low-level W.C. The sitting room has full height windows and French doors to the rear garden with plenty of space for storage and entertainment units with a fireplace recessed into the chimney.

#### THE GREAT OUTDOORS

The rear garden is largely laid to lawn with raised decking added directly outside the sitting room. There is a bark chipped area and trees at the boundary to obscure the property from the road whilst there is a gate and fence for security. There is a passageway which runs to the personnel door of the garage and on the opposite side of the house a shingle pathway leads to the other house access and the front of the property.



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### OUT & ABOUT

This 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.

### FIND US

Postcode : NR9 5HA

What3Words : ///welfare.focus.guests

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
785.56 ft<sup>2</sup>  
72.98 m<sup>2</sup>

HYBRID ESTATE AGENTS

STARKINGS  
WATSON

