



INTRODUCING

# 6 Eastleigh Gardens

*Barford, Norfolk*

SOWERBYS



THE STORY OF

# 6 Eastleigh Gardens

Barford, Norfolk  
NR9 4BW

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Fully Renovated Detached Bungalow

Quiet Cul-de-Sac Position

Three Versatile Bedrooms

Generous and Large Conservatory

Enclosed Rear Garden with Lawn,  
Established Planting and Seating Areas

Ample Off-Road Parking and Attached Garage

Well-Proportioned Plot with a  
Good Degree of Privacy

Highly Desirable Location

Convenient Access to Nearby  
Amenities and Transport Links

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



Occupying a quiet position within the sought-after village of Barford, this fine detached bungalow offers well-proportioned and impeccably presented single-storey living.

Set back from the road, the property enjoys a generous frontage with ample off-road parking leading to an attached garage. The humble front façade conceals a splendid home, fully renovated under the current ownership and now providing a wealth of low maintenance accommodation. An entrance hall provides access to all principal rooms, including a sitting room of pleasing proportions, with views over the rear garden and onward connection to a conservatory, creating a natural space for relaxing or entertaining.

The kitchen is neatly positioned offering a wealth of modern cabinetry and ample worktop space, while three bedrooms offer flexibility for family life, visiting guests or a home office. A family bathroom and useful storage complete the internal layout.

Outside, the rear garden is a particular highlight. Predominantly laid to lawn and enclosed by mature boundaries, it offers a good degree of privacy along with established planting and seating areas – ideal for enjoying the warmer months. The plot provides a wonderful canvas for keen gardeners or those seeking a tranquil outdoor retreat.

Eastleigh Gardens is well placed for access to nearby amenities and transport links, while retaining the charm of village living. Offered with no onward chain, this is an excellent opportunity to acquire a home with both immediate comfort and future potential.



A wonderful balance  
of comfort, space and  
future potential.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Barford

HISTORIC VILLAGE WITH SCENIC WALKS AND STRONG COMMUNITY



Nestled in the heart of Norfolk, Barford is a village that marries timeless charm with a strong sense of community. Its leafy lanes, historic cottages, and traditional village hall evoke a sense of heritage, while local amenities - including a primary school, village shop, and welcoming pub - ensure everyday life is both convenient and vibrant. The surrounding countryside offers scenic walks along rivers, through meadows, and past ancient woodlands, making Barford a haven for nature lovers and families alike.



Just a short drive from the market town of Aylsham and within easy reach of Norwich, Barford provides the perfect balance of rural tranquillity and modern connectivity. Residents enjoy a lifestyle defined by peaceful village life, yet with quick access to shops, cultural attractions, and commuter links. The village's friendly community spirit is celebrated through local events, seasonal fairs, and active sports clubs, creating a sense of belonging that is rare to find.



With its timeless architecture, idyllic setting, and proximity to both urban conveniences and Norfolk's unspoiled landscapes, Barford offers a lifestyle where heritage and contemporary living harmoniously coexist.



## Note from Sowerbys



“Flexible living spaces ideal for family life, guests or home working.”



### SERVICES CONNECTED

Mains water, electricity, drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 7639-9422-1000-0782-3202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///snowboard.subtitle.rumbles

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

