

TO LET



House - Semi-Detached (EPC Rating: )

17 MARSTON MOOR, NORWICH, NR7 0TL

£1250pcm

- Recently decorated
- New Flooring
- Available immediately
- Conservatory to garden
- sought after location
- Secluded garden



# 2 Bedroom House - Semi-Detached located in Norwich

This delightful semi-detached house offers a perfect blend of modern living and comfort. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The two well-appointed bedrooms are ideal for a small family or professionals seeking a peaceful retreat.

The bathroom has been thoughtfully designed to meet contemporary standards, ensuring a pleasant experience for all residents. One of the standout features of this home is the large conservatory, which floods the space with natural light and creates an inviting atmosphere, perfect for enjoying a morning coffee or hosting gatherings.

The property has recently undergone tasteful redecoration, complemented by new flooring throughout, giving it a fresh and modern feel.

For those with vehicles, the property offers parking for one vehicle, a valuable asset in this desirable location. Marston Moor is known for its friendly community and convenient access to local amenities, making it an excellent choice for anyone looking to settle in Norwich.

This semi-detached house is not just a place to live; it is a home that promises comfort, style, and convenience. Do not miss the opportunity to make this lovely property your own.

## Kitchen

7'9" x 8'5"

Modern fitted kitchen with Integrated hob and oven. White UPVC window. Double sockets

## Living room

11'9" x 15'5"

Grey vinyl flooring. Wooden window overlooking the conservatory. White wooden door leading to conservatory. Stairs leading to 1st floor. Double sockets.

## Conservatory

12'2" x 18'11"

Brick built conservatory with French UPVC doors leading to the garden, tiled flooring. White UPVC windows on each wall. Double sockets.

## Bedroom 1

11'9" x 12'4"

Grey carpets, White UPVC window, double sockets.,

## Bedroom 2

5'8" x 11'7"

White UPVC window, double sockets and grey carpet

## Bathroom

5'8" x 8'5"

White 3 piece suite, Corner shower, sink and toilet. Airing cupboard. Tiled flooring.



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GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



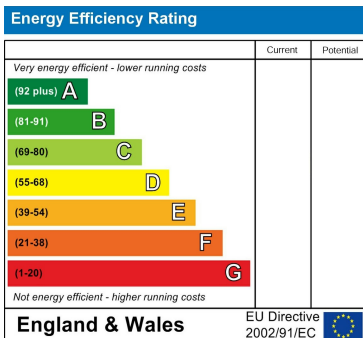
TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Council Tax Band

**B**

Energy Performance Graph



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