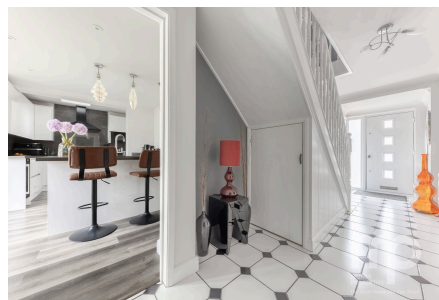


## Marlingford Way, a rare opportunity to acquire a move-in-ready home, Easton, Norwich

Guide Price £430,000

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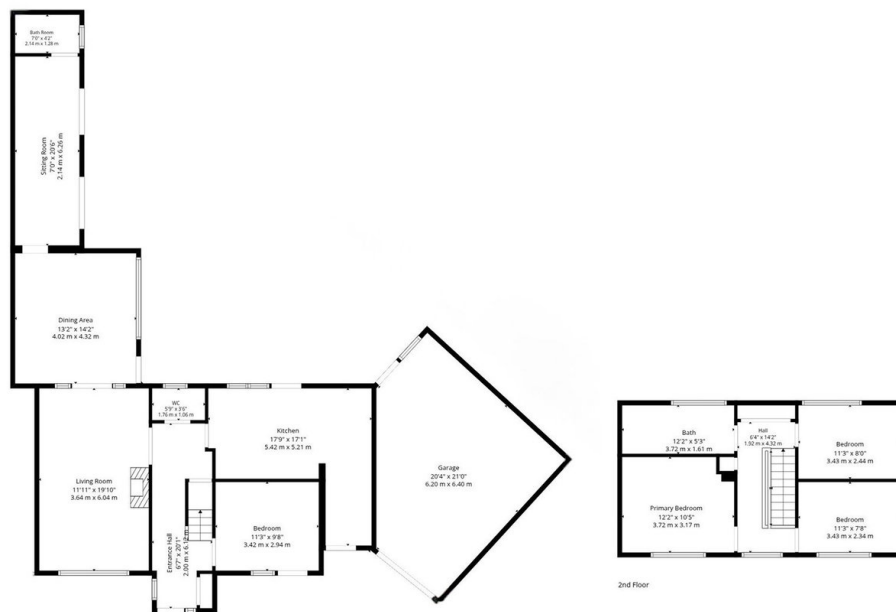


A Stunning Four/Five Bedroom Family Home with Annexe Potential GUIDE PRICE £430,000 - £450,000. Having been cherished by the same family for the past 26 years, this immaculate four/ five bedroom detached home has been meticulously maintained and beautifully enhanced to an exceptional standard throughout. Offering approximately 1,800 sq ft of versatile living accommodation, the property occupies a generous corner plot and presents a rare opportunity to acquire a truly move-in-ready home.

**Tenure: Freehold EPC: E Council Tax: C**

## Key Features

- A Stunning Four/Five Bedroom Family Home with Annexe Potential GUIDE PRICE £430,000 - £450,000.
- Immaculate four/five bedroom detached home has been meticulously maintained to an exceptional standard throughout
- Recently installed luxury kitchen, featuring quality integrated appliances, a stylish breakfast bar, and bifold doors
- The front of the home provides ample off-road parking for four to six vehicles on a shingled driveway and garage
- Finished to an outstanding standard throughout, this exceptional home requires no further investment
- Having been cherished by the same family for the past 26 years a rare opportunity to acquire a move-in-ready home.
- Offering approximately 1,800 sq ft of versatile living accommodation, the property occupies a generous corner plot
- Opening onto the beautifully landscaped rear garden, perfect for entertaining family and friends during the warmer months.
- Garage/workshop provides excellent storage and workspace, while also offering exciting potential for conversion (stpp)
- See our full online listing for further details including flood risk, broadband speed and other material information.



**Total: 1530 sq. Ft, 142 m<sup>2</sup>**  
 1st Floor: 1099 sq. Ft, 102 M<sup>2</sup>, 2nd Floor: 431 sq. Ft, 40 m<sup>2</sup>  
 Excluded Areas: Garage: 351 sq. Ft, 33 M<sup>2</sup>, Stairwell: 26 sq. Ft, 2 M<sup>2</sup>, Low Ceiling: 30 sq. Ft, 4 M<sup>2</sup>,  
 Walls: 182 sq. Ft, 15 m<sup>2</sup>

Measurements Deemed Highly Reliable, But Not Guaranteed

