



Marlingford Way, Easton - NR9 5HA

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HYBRID ESTATE AGENTS



## Marlingford Way

Easton, Norwich

Tucked away in a PRIVATE LOCATION off from the street this DETACHED BUNGALOW has been lovingly IMPROVED over time to create a welcoming and modern feel throughout. Initially, a DINING ROOM area greets you before flowing seamlessly into the MODERNISED KITCHEN boasting INTEGRATED APPLIANCES. From the central hallway each of the TWO DOUBLE BEDROOMS can be found, both well presented and decorated with the main living space coming in the form of a 16' DUAL ASPECT SITTING ROOM backing onto the rear garden through French doors with open floor space suited to any layout. A more recent change comes to the FAMILY BATHROOM and WC where a recently redecorated suite gives a shower over the bath and a separate WC. The rear garden has been LANDSCAPED to create the ideal spot to enjoy the warmer months with TIMBER DECKING and a FULLY ENCLOSED space maintaining PRIVACY in every corner while OFF ROAD PARKING comes to the front on a large shingle DRIVEWAY and BRICK GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Tucked Away on a Corner Plot
- Kitchen With Adjacent Dining Area & Integrated Appliances
- 16' Dual Aspect Sitting Room
- Two Double Bedrooms
- Landscaped Gardens with Decking
- Garage & Ample Parking
- Excellent Access to A47 & Longwater

The 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.

#### SETTING THE SCENE

The property is found in a quiet offshoot of an already quiet cul-de-sac where a concrete drive takes you towards a landscaped and levelled shingle frontage suited to the parking of multiple vehicles where the current owners have installed further storage to the front of the home.



To the left hand side of the property, access comes into the garage through an up and over door with access to the right hand side of the property taking you towards the rear garden.

#### THE GRAND TOUR

As you enter the property the first of two impressive living spaces opens up in front of you in the form of an open kitchen and dining area. Hardwearing wood effect flooring lines the space much like a large majority of the home where the flooring initially opens up to leave room for a formal dining table surrounded by uPVC double glazed windows allowing this space to bask in natural light. An extension of the worktops reaches out to create potential breakfast bar seating whilst the owners currently use this as further storage and space for white goods whilst the kitchen sits just beyond this with a mixture of wall and base mounted storage units set around tiled splashbacks featuring an integrated oven and hob with extraction above and further space remaining for additional white goods and appliances plus a handy built in pantry cupboard and tall slimline modern radiator.

Entering to the central hallway where both of the bedrooms in the property can be found with the smaller coming at the very rear of the home laid with carpeted flooring and overlooking the rear garden through large uPVC double glazed windows whilst the largest of the bedrooms sits towards the very front of the home again laid with carpeted flooring being more than large enough space for a double bed with further storage solutions and soft furnishings. Both the bathroom and separate WC have benefited from a recent redecoration by the current owners to create an attractive setting with the bathroom featuring a shower head and glass screen mounted over the bath with vanity storage and tall heated towel rail whilst the neighbouring WC boasts this same fresh redecoration with a frosted glass window to the outside. Just beyond this a secondary access to the home can be found on the right hand side of the property where the current owners use this as an additional storage space.

Finally, the main living space comes to the left hand side of the hallway in the form of a dual aspect sitting room measuring an impressive 16' in length. The composite flooring is conducive to a potential choice of layout of

Finally, the main living space comes to the left hand side of the hallway in the form of a dual aspect sitting room measuring an impressive 16' in length. The composite flooring is conducive to a potential choice of layout of soft furnishings with space to either side of the chimney breast suited for further storage whilst a wood burning fire sits in the very middle with a tiled hearth ideal for those cosier evenings whilst uPVC double glazed French doors back onto the rear garden and timber decking beyond.

#### FIND US

Postcode : NR9 5HA

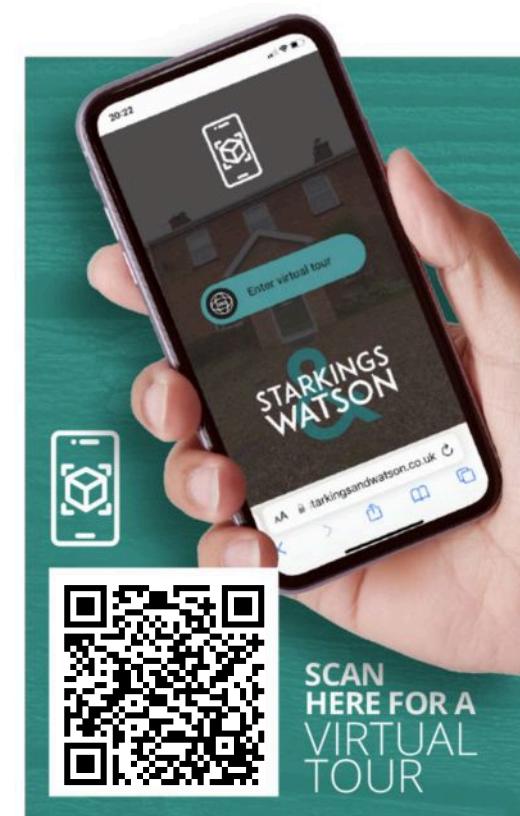
What3Words : //covers.degrading.umpires

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property has potential to build upwards into the loft space (stp). The property also uses a Septic tank and oil fired heating but other mains supplies are connected.

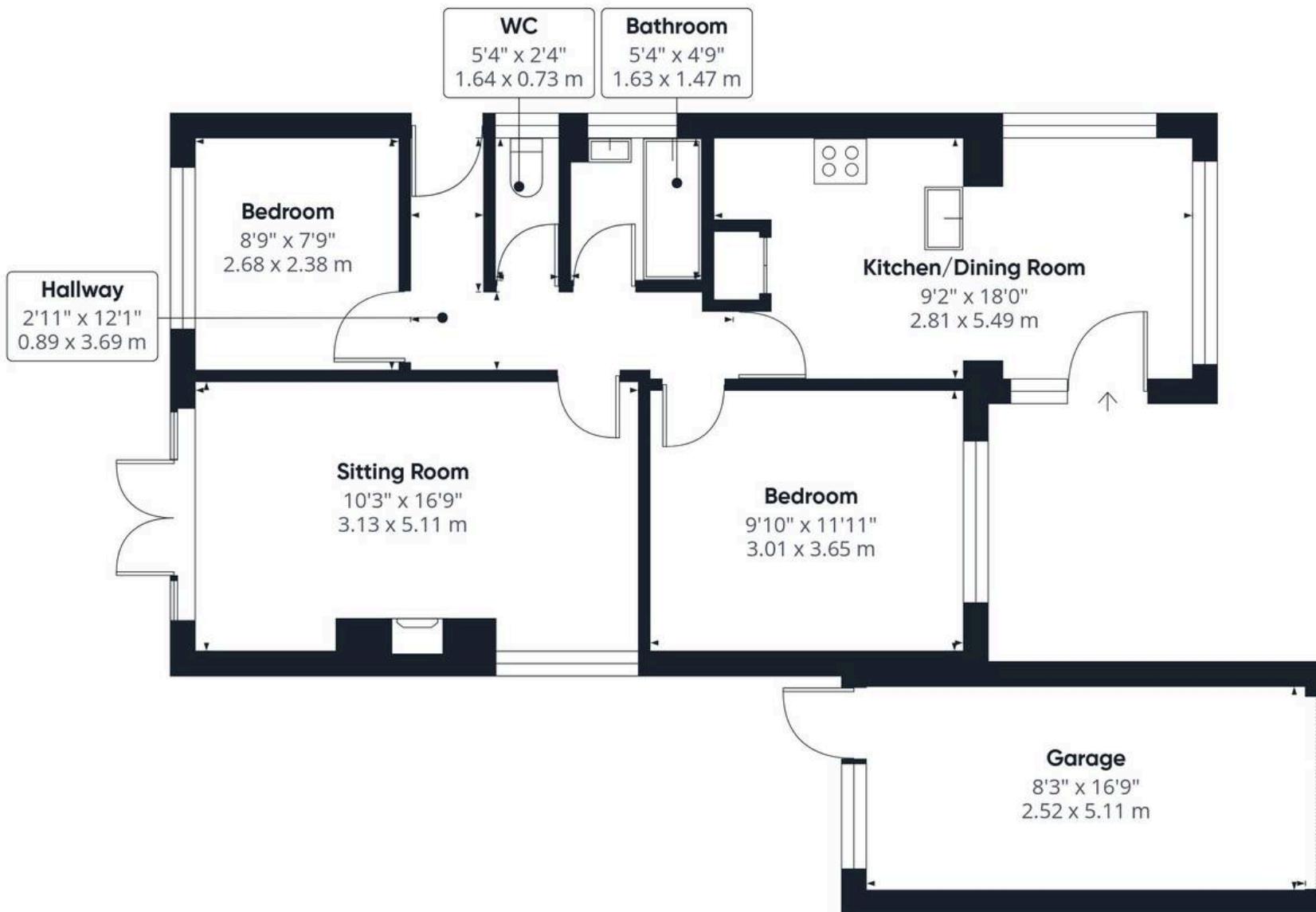






## THE GREAT OUTDOORS

As you enter the garden, privacy is the first thing you will notice with tall hedge borders to both the right hand side and mature trees at the very rear creating the perfect retreat and sound barriers with timber panel fencing fully enclosing the rest of the space. A timber decking seated area leads from the rear door further into the garden where the rest of the space is laid to lawn with wood chip laid at the very back of the garden. At the very rear of the garden a timber swinging gate does open up towards Dereham Road.





## Starkings & Watson Hybrid Estate Agents

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