



Marlingford Way, Easton - NR9 5HA



## Marlingford Way

Easton, Norwich

Located down a QUIET and PRIVATE turn off, this DETACHED HOME benefits from a CONSIDERABLE EXTENSION giving the home over 1600 Sq. Ft (stms) of accommodation including the GARAGE to the rear of the home. With a NEW ROOF and all updated WINDOWS the property remains well-lit in every corner with large open living spaces on the ground floor including a MULTI-ASPECT, 22' SITTING ROOM backing onto a GARDEN ROOM extension, free-flowing DINING ROOM and EXTENDED KITCHEN alongside a UTILITY ROOM linking each side of the home together. The first floor landing splits to grant access in to all FOUR DOUBLE BEDROOMS each enjoying use of the GROUND FLOOR WC and THREE PIECE BATHROOM with the main bedroom now boasting BUILT IN WARDROBES and an EN-SUITE SHOWER ROOM. The rear garden, much like the interior of the home, has benefitted from the care and attention of the owners to offer a FULLY ENCLOSED space with raised planting beds, lawn and patio seating areas.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House In Tucked Away Close
- Considerable Extension Giving Over 1600 Sq. Ft (stms)
- 22' Sitting Room Into Garden Room
- Free-Flowing Dining Room & Extended Kitchen Into Utility Room
- Four Double Bedrooms
- Three Piece Family Bathroom, En-Suite & Ground Floor WC
- Fully Enclosed Rear Garden
- Driveway & Garage

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 situated down a quiet close where a large brick weave driveway opens up to the front of the home and side giving ample parking for multiple vehicles with a low maintenance shingle frontage paired with colourful planted shrubbery with access to the garage coming to the right hand side of the home.



## THE GRAND TOUR

Once inside, a central hallway is the first place to greet you giving access to all living accommodation on the ground floor as well as stairs for the first floor and handy two piece WC directly at the end of the ground floor hallway. Turning to your right as you enter the property, an incredibly well lit 22' sitting room is laid with all hardware and wooden effect flooring leaving more than enough space for a potential choice of layout of soft furnishings fronted by uPVC double glazed windows and backing onto the garden room extension allowing natural light to fill the space. The garden room itself is complete with uPVC double glazed windows and French doors into the rear garden patio and flows freely back through the utility room into the kitchen. Turning to your left from the central hallway, the property opens up in a more free flowing design to lead you into the open plan dining room and kitchen. Initially the floor space leaves more than enough room for a formal dining table with an archway leading you through to the extended kitchen with a multitude of wall and base mounted storage units partnered with a central island with extended worktops giving breakfast bar seating and integrated appliances to include dual eye level ovens, hob with extraction above, drinks fridge and dishwasher with multiple ladder cupboards and further storage spaces. The free flowing design comes to light as the kitchen space flows back through into the central hallway with utility room being found towards the very rear housing further space for white goods with plumbing for a washing machine and tumble dryer and again flowing back through to the garden room.

The first floor landing takes you into all four bedrooms within the home as well as a well proportioned three piece family bathroom suite complete with rainfall, shower head and glass screen mounted over the bath, tall heated towel rail and vanity storage. To your right the first two double bedrooms come to life, each of which laid with carpeted flooring and being more capable of hosting a double bed with further storage solutions whilst a further double bedroom can be found to the left hand side of the home, with part vaulted ceilings and more than enough floor space to host a double bed with soft furnishings and storage solutions. Courtesy of the historic extension a generously sized fourth double bedroom emerges to the rear of the home where initially an entry hallway area accommodates built in wardrobes whilst the floor space opens up at the rear for a king sized bed and further soft furnishings with uPVC double glazed window overlooking the rear garden. Off to the side of the space is a ensuite shower room complete with an attractive décor - the space features low level vanity storage, tall heated towel rail and double shower unit.

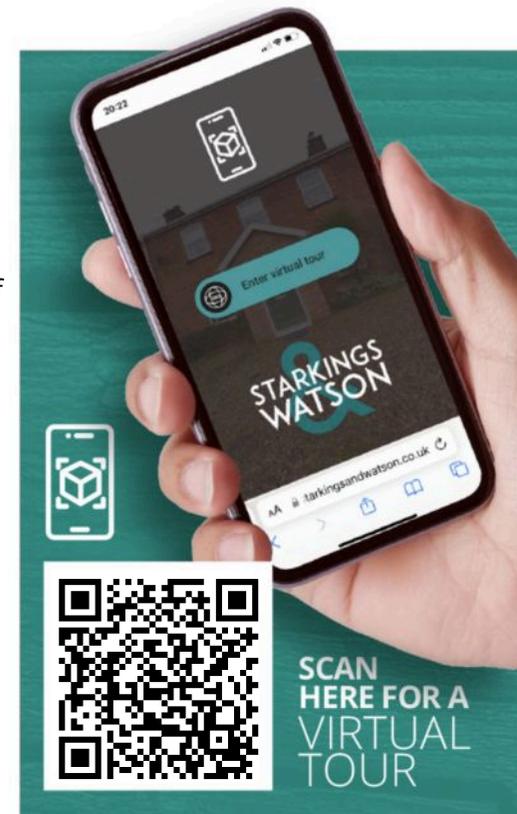
## FIND US

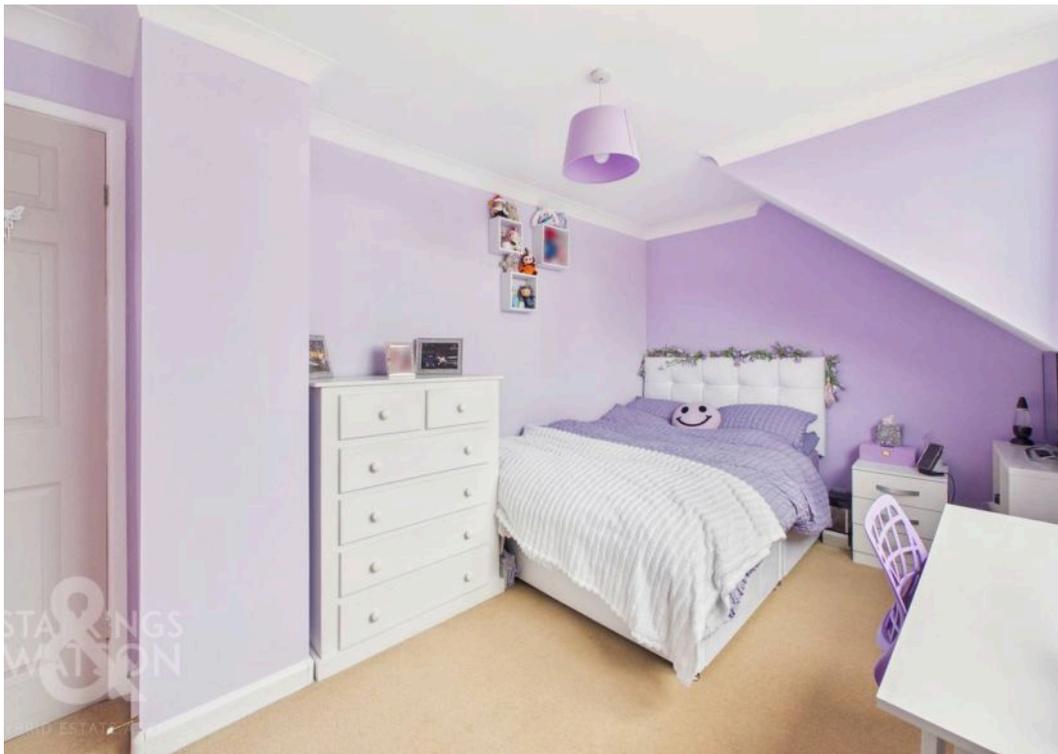
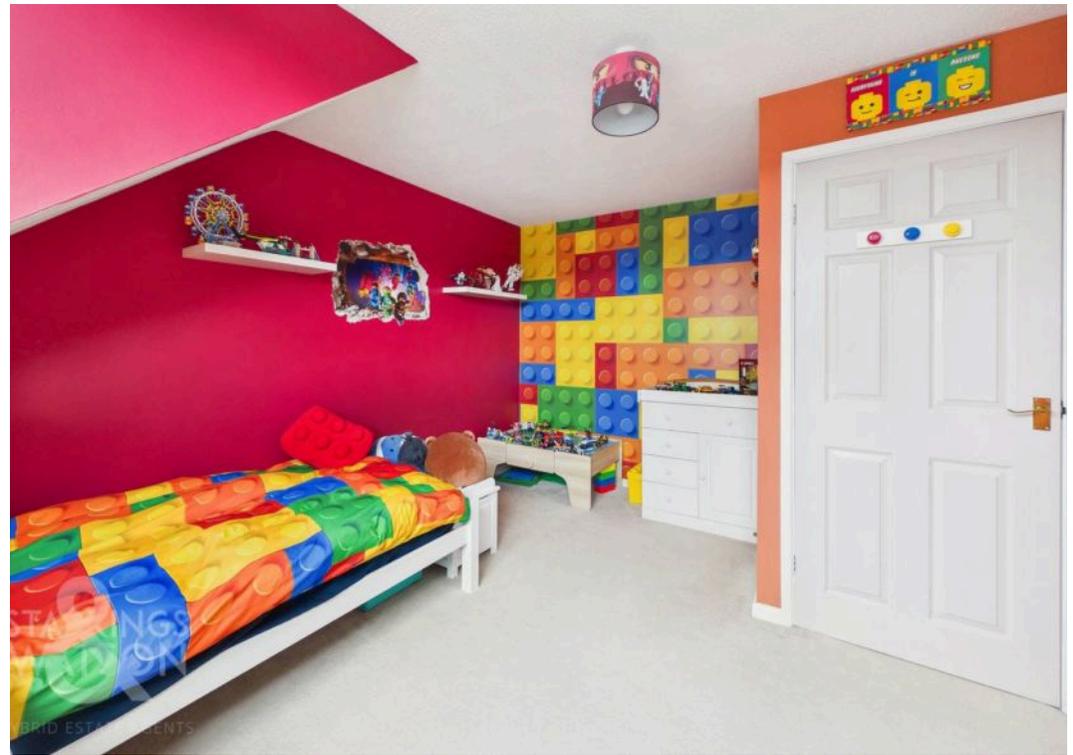
Postcode : NR9 5HA

What3Words : ///remotest.prefix.possibly

## VIRTUAL TOUR

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



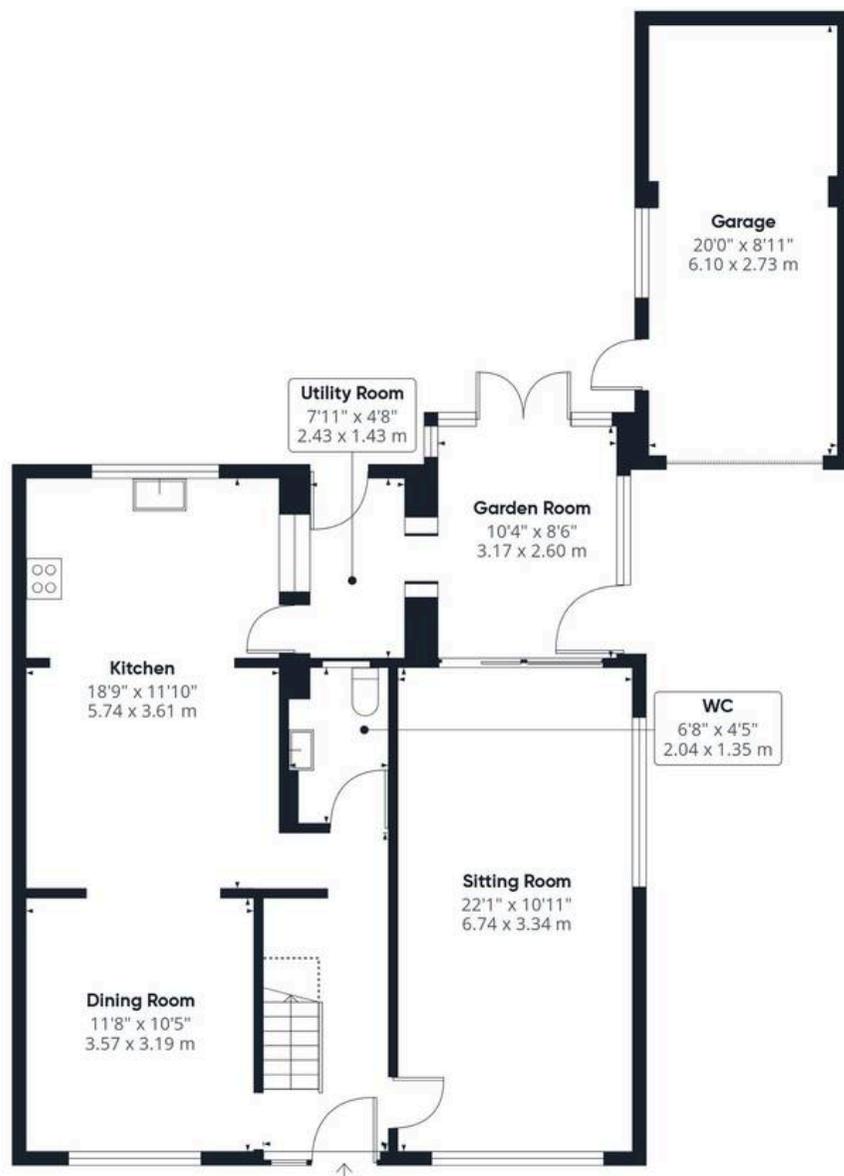




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where a manicured lawn space gives way to a flagstone patio perfectly positioned to make the most of the summer sunshine with colourful raised planting beds and railway sleepers. Off to the side, the brick weave patio reaches through the rear of the home taking you towards a further patio area where currently the hot tub sits with trellising for further privacy and personal door taking you directly into the garage.





**Approximate total area<sup>(1)</sup>**

1624 ft<sup>2</sup>  
150.8 m<sup>2</sup>

**Reduced headroom**

27 ft<sup>2</sup>  
2.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.