



Riverdale Marlingford Road, Bawburgh

Norwich



Minors & Brady

Rarely does a home come to market that combines generous space, warmth, and a location that truly delivers on lifestyle. Set down a private track off Marlingford Road, this property enjoys a sense of seclusion while remaining accessible. The main residence offers impressively proportioned rooms, a welcoming sitting area with a log burner, and a kitchen-dining space designed for both practicality and entertaining. Light-filled extensions, including a sunroom and versatile reception areas, provide flexibility for work, relaxation, or annex potential. Three well-appointed bedrooms include a master suite with walk-in wardrobe and ensuite wet room, complemented by a family bathroom for convenience. Outside, mature gardens, a raised terrace with valley views, and multiple seating areas create a tranquil setting for entertaining or quiet enjoyment. A range of outbuildings, including workshops, storage, and an external office, caters to hobbies, projects, or home-based work. Every element of this property, from its interior proportions to its expansive gardens, reflects thoughtful design, balance, and enduring appeal.

The Location

The property is ideally situated on Marlingford Road in the charming village of Bawburgh, offering the perfect balance between rural and convenient accessibility. This quiet and peaceful location is surrounded by picturesque countryside. The village itself is steeped in local character, with Bawburgh Village Hall at its heart, providing a welcoming hub for residents.

For those who enjoy leisurely pursuits, the nearby golf course offers scenic fairways, while riverside walks provide the perfect opportunity to unwind and enjoy the natural beauty of the area. Dining options in the village are exceptional, with The Kings Head pub renowned for its exquisite Sunday roasts, awarded with rosettes for culinary excellence.

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Education is well catered for, with Easton College located nearby, offering a wide range of agricultural, horticultural and land-based courses. For those seeking annual events and family entertainment, the Norfolk Showground is just a short drive away, hosting the famous Norfolk Show, Winter Wonderland, spectacular fireworks displays and a variety of other events throughout the year.

A recent addition to the local scene is the Norfolk Foodhall, which opened this year, offering an array of locally sourced produce, a delightful café and a charming park area perfect for a relaxed afternoon. For shopping and leisure, Longwater Retail Park provides an excellent selection of stores including Sainsbury's, Marks & Spencer, Next, alongside fitness facilities, known coffee shops and a variety of casual dining options, perfect for everyday convenience or a leisurely browse.

Despite its peaceful setting, Bawburgh enjoys excellent transport links. The A47 is easily accessible, providing swift routes to Norwich city centre and beyond, and the nearby Park and Ride makes commuting effortless. The village offers the rare combination of countryside charm with practical connectivity, making it an appealing choice for those seeking the tranquillity of village life without compromising on accessibility. For walkers, families, and those simply wanting a touch of rural charm on their doorstep, Bawburgh provides scenic trails, river walks, and open green spaces, all within easy reach.

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Bawburgh, Norwich

Marlingford Road, Bawburgh

Tucked away down a private track just off Marlingford Road, this exceptional property offers a rare blend of seclusion, space, and versatile living.

Approached via its own track, the home opens onto a generous front area providing parking for several vehicles, alongside a neatly maintained lawned garden. Gates lead to an additional side garden, creating multiple outdoor spaces that complement the main residence.

The rear garden is a particularly tranquil feature, offering privacy and a mature landscape of trees and shrubs. A lawned area flows into a raised terrace, where you can enjoy sweeping views over the valley, a peaceful backdrop for morning coffee or evening entertaining.

For those with hobbies or projects, the property's various outbuildings provide an exceptional level of flexibility. These include a double carport, three workshop spaces, generous storage area and an external office, ideal for anyone looking for space to create, work, or simply keep things organised.

Inside, the home reflects its generous proportions. A welcoming porch leads into the entrance hall and then the sitting room, where comfort and character come together. The space is carpeted for a soft, inviting feel and features a large window that floods the room with natural light. A log burner with wooden mantle and brick detailing creates a cosy focal point, while a curved area designed for a TV makes it perfect for entertainment.

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The kitchen and dining space are expansive, thoughtfully designed, and incredibly practical. Endless storage, a central island, and an adjoining utility room make everyday living effortless. French doors open into a sunroom, a light and airy extension currently housing a dining table. High ceilings and spotlights make this a versatile space, flowing seamlessly into another reception area, which could equally serve as a bedroom or studio, with skylights enhancing its flexibility. For buyers seeking annex potential, several areas of the home could be adapted to meet such needs.

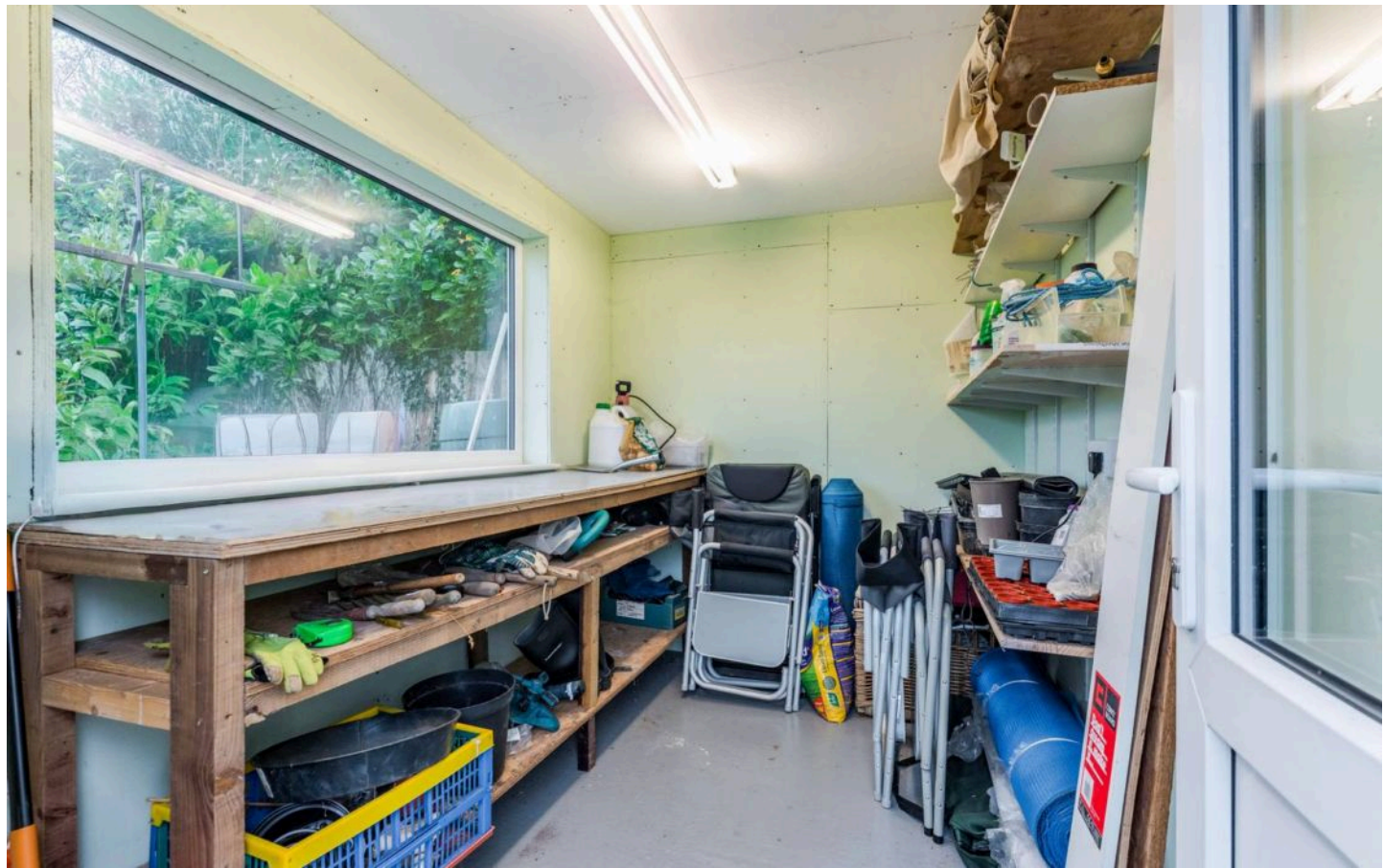
The property comprises three bedrooms, including a master suite with generous proportions, a walk-in wardrobe, and a contemporary ensuite wet room. A further family bathroom serves the remaining bedrooms, offering practical convenience without compromising style. Throughout, the home is well maintained, with larger-than-average rooms and a layout that prioritizes comfort and light.

Outside, the gardens mirror the sense of space found indoors. Lawned areas, mature trees, and several seating zones make the outdoor space both manageable and generous, offering plenty of opportunity to relax or entertain. Every aspect of this home, from the interior proportions to the outdoor layout, reflects a sense of balance and careful attention to detail, a rare find in today's market.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



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Outbuildings
774 sq.ft. (71.9 sq.m.) approx.

1st Floor
1950 sq.ft. (181.2 sq.m.) approx.



Not Including Carport

TOTAL FLOOR AREA : 2724 sq.ft. (253.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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