



53 Marlingford Way, Easton

Norwich



Minors & Brady

# 53 Marlingford Way

Easton, Norwich

Peacefully positioned on a corner plot, this charming detached bungalow offers bright, spacious living with a warm and inviting feel throughout. Well cared for and thoughtfully maintained, the home provides a practical layout perfectly suited to modern single-storey living. At its heart is a light-filled kitchen and dining space, complemented by a generous dual-aspect sitting room with a wood-burning stove and French doors to the garden. Two well-proportioned double bedrooms are supported by a refreshed bathroom and separate WC, both finished in a clean, contemporary style. Outside, the landscaped garden with decking creates an ideal setting for relaxing or entertaining, while a garage and ample driveway parking add everyday convenience.

- Detached bungalow on a private corner plot
- Quiet cul-de-sac position in the popular village of Easton
- Bright kitchen with adjoining dining area, ideal for everyday living
- Spacious 16ft dual-aspect sitting room with wood-burning stove
- French doors opening directly onto the rear garden
- Two generous double bedrooms
- Recently refreshed bathroom plus separate WC
- Beautifully landscaped garden with timber decking
- Garage and ample driveway parking for multiple vehicles
- Excellent access to the A47, Norwich, and Longwater Retail Park



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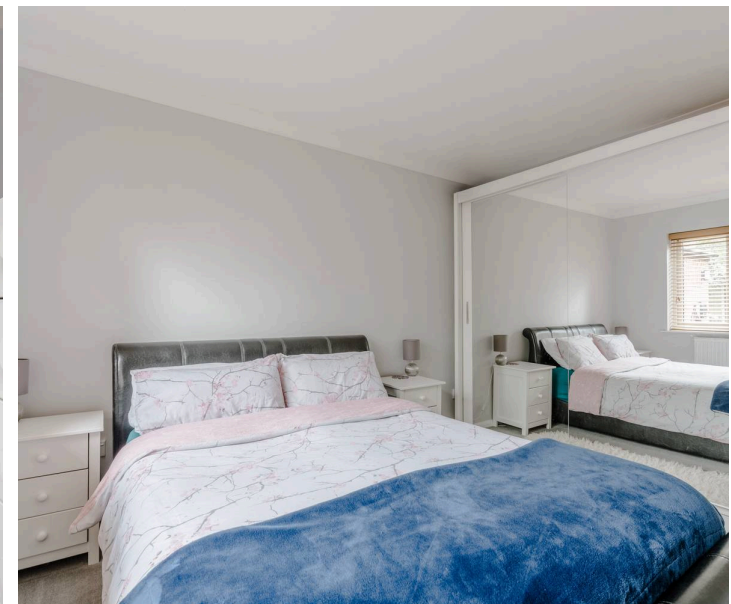
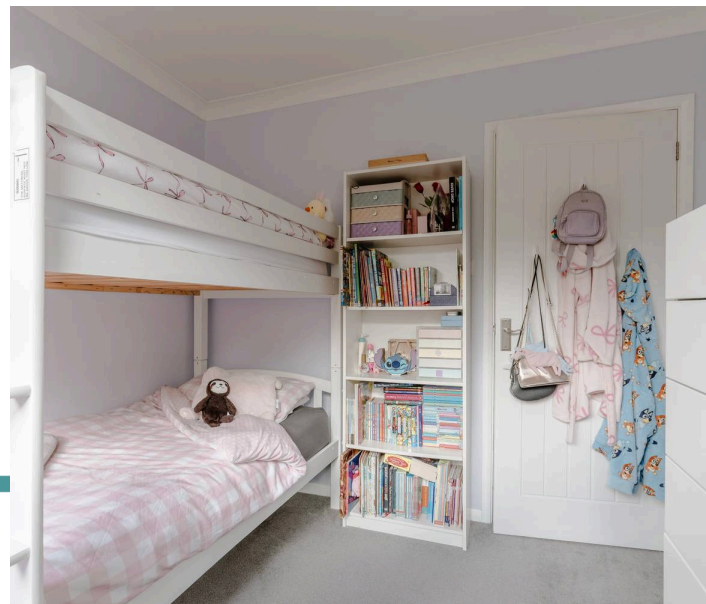
## The Location

Positioned along Marlingford Way, this property enjoys a convenient yet well-connected setting, offering a great balance between everyday practicality and comfortable living.

Situated just off the A47, the location provides straightforward access to both Dereham and Norwich, making commuting or travelling further afield simple and efficient. Norwich city centre is within easy reach, where you can enjoy a wide range of shopping, dining, entertainment and cultural attractions, including theatres, historic landmarks and vibrant independent businesses.

Longwater Retail Park is close by, home to popular retailers such as Sainsbury's and Aldi, along with other useful stores and services. The Norfolk Foodhall is also nearby, offering a well-regarded farm shop, café and locally sourced produce, ideal for those who enjoy fresh, regional food and a relaxed place to meet friends or family.

For those who appreciate the outdoors, the surrounding area provides pleasant walking routes, including around the Norfolk Showground, which is particularly popular with dog walkers and pet owners. The combination of open spaces and excellent road links makes this location both practical and appealing.



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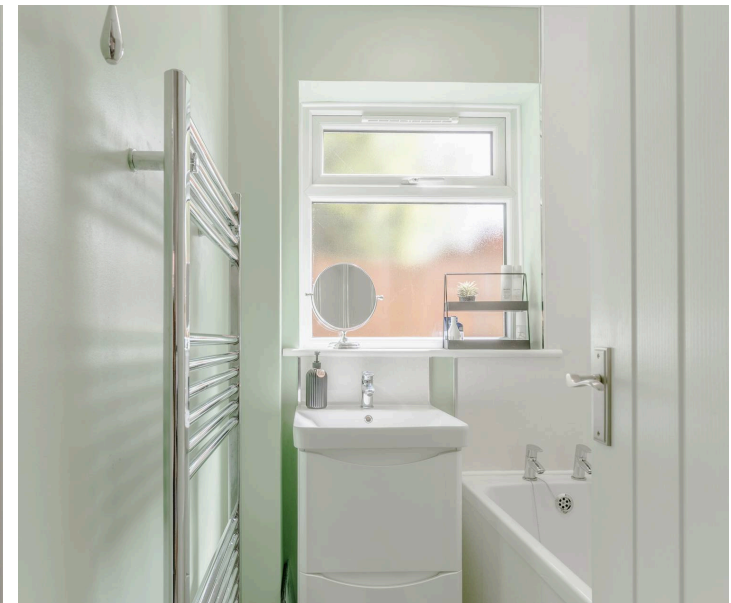
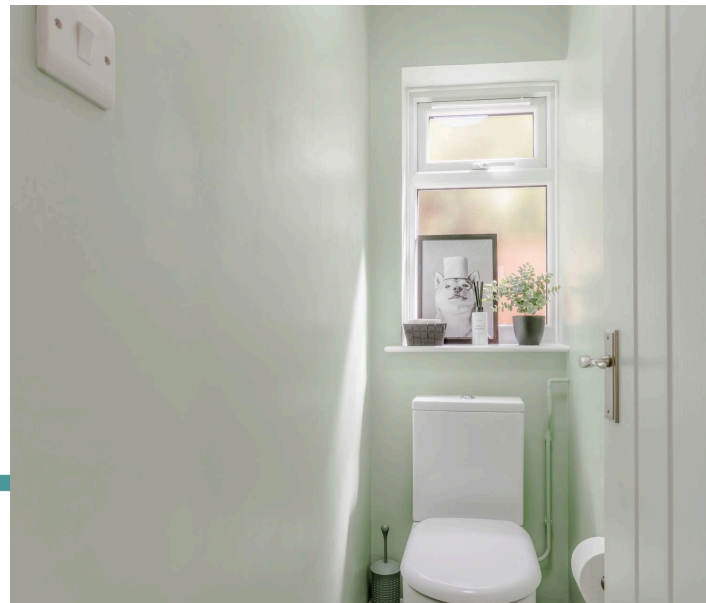
Easton, Norwich

## Marlingford Way, Easton

Set on a quiet corner position within a peaceful cul-de-sac in Easton, this attractive two-bedroom detached bungalow offers a wonderful sense of privacy, along with well-balanced and thoughtfully maintained accommodation. Having been carefully looked after and updated over time, the property presents as a comfortable and inviting home, ideal for those seeking single-storey living in a well-connected yet tranquil setting.

Upon entering, you are welcomed straight into a sociable kitchen and dining space, which forms a central hub of the home. This bright and practical area benefits from generous natural light via multiple windows, creating a relaxed and airy atmosphere throughout the day. The kitchen itself is fitted with a range of wall and base units, complemented by tiled splashbacks, integrated cooking appliances, and additional space for further white goods. A useful extension of the worktop provides flexibility, currently utilised for storage but equally suited as a breakfast bar. The adjoining dining area comfortably accommodates a table, making it ideal for both everyday use and entertaining.

Moving through the property, an inner hallway leads to the two double bedrooms, both of which are well-proportioned. The principal bedroom is positioned to the front and offers ample floor space for furnishings, while the second bedroom overlooks the rear garden and provides a peaceful outlook. The bathroom has been recently refreshed, offering a clean and modern finish with a bath and overhead shower, vanity storage, and a heated towel rail. A separate WC sits alongside, also benefiting from recent decorative updates.



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The sitting room is a particularly appealing feature of the home, measuring approximately 16 feet in length and enjoying a dual aspect. This generously sized reception room offers flexibility in layout and centres around a charming wood-burning stove, creating a cosy focal point. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and allowing natural light to flood the space.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for multiple vehicles and leads to a garage, offering additional storage or workshop potential. The home sits on a corner plot, which enhances the sense of space and privacy, while the landscaped frontage has been designed for low maintenance.

Gated side access leads through to the rear garden, where a well-presented outdoor space awaits. Featuring a raised timber decking area alongside lawn, this is an ideal setting for relaxing or entertaining during the warmer months.

## Agents Note

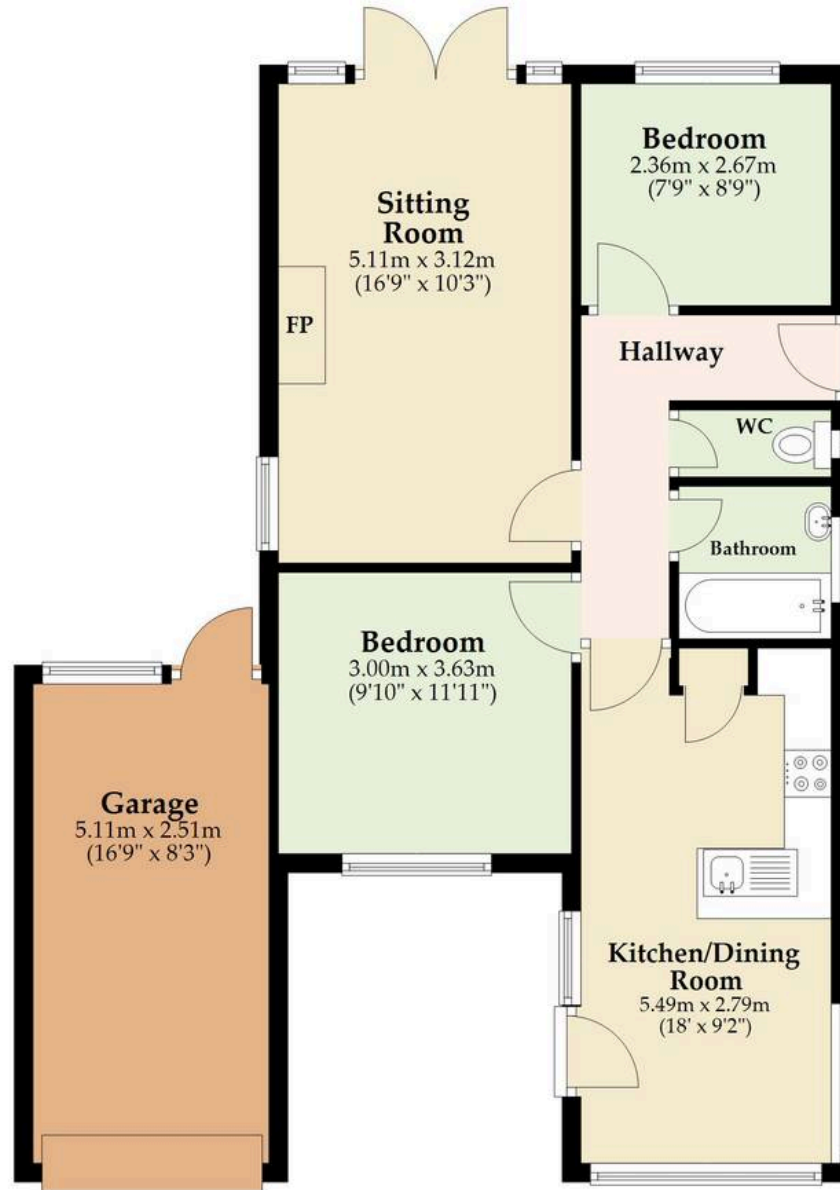
This property will be sold freehold.

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



## Ground Floor

Approx. 75.0 sq. metres (807.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.6 sq. feet)

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.

Plan produced using PlanUp.

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