



5 Marlingford Road
Bawburgh
Norwich
NR9 3LU

Asking Price: £350,000-£375,000





- Offered with no chain
- Corner plot with enclosed garden
- Off road parking
- Conservatory with views of the garden
- Main bedroom with dressing room and bathroom
- Bespoke kitchen with built in appliances
- Lounge/diner
- Garden room
- Double glazing and oil fired heating

Location

The bungalow can be found in the popular village location of Bawburgh close to the local golf course and within short distance to the The Marlingford Bell and the Bawburgh Kings Head. The property is on a good access route to Norwich City centre and A47 giving access to Norfolk and Norwich, Science park and A11.





The Property

The Bungalow is in immaculate condition throughout and well maintained. The heart of the property is the bespoke crafted kitchen with built in appliances and centre island. The main bedroom is a good size double has en suite shower room and dressing room. There is a large lounge diner, light and airy garden room and conservatory with views looking out onto the garden. To the first floor there is another double bedroom and first floor bathroom.

Outside

The bungalow is positioned on a corner plot offering a wrap around, well maintained and fully enclosed garden. The patio areas offer many seating areas to take full advantage of the sun all day. To the front of the property there is a brick weave driveway providing off road parking for several vehicles.

Services

Mains electricity, water and drainage are connected to the property. A oil central heating boiler provides the domestic hot water and heating.

How to get there – What3words:

Conjured.cards.turns

Viewing

Strictly by appointment with TW Gaze.

Tenure:

Freehold

Council Tax Band: C

Ref: 2/19514/LK

Important Notice

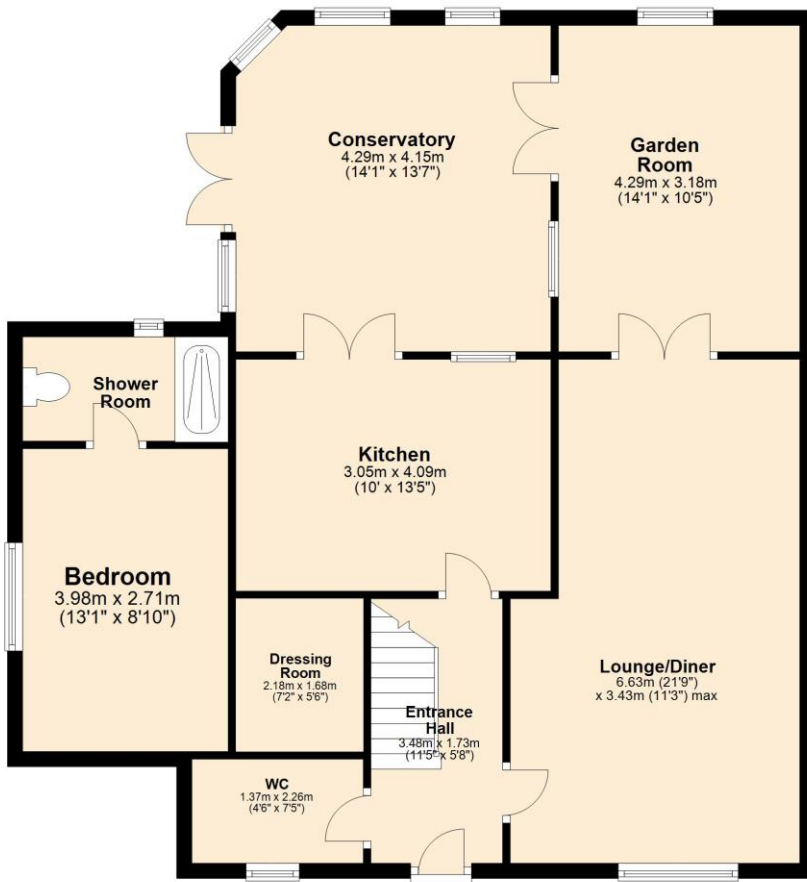
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Ground Floor

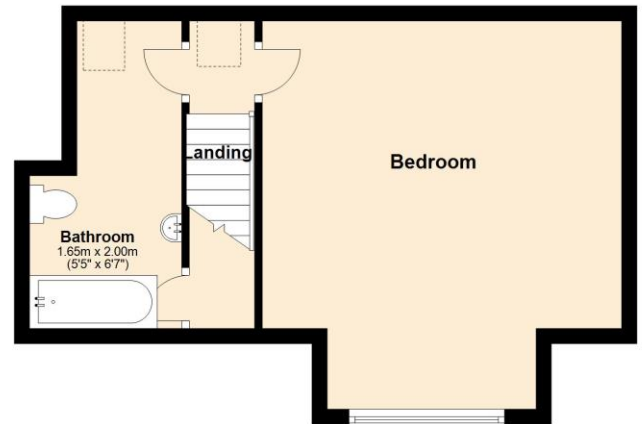
Approx. 92.0 sq. metres (990.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 118.6 sq. metres (1276.8 sq. feet)

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