



THE STORY OF

# 43 Eaton Street

*Norwich, Norfolk*

**SOWERBYS**



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# 43 Eaton Street

Norwich, Norfolk  
NR4 7LD

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Most Popular Location

Opportunity to Enhance

Two Reception Rooms

Kitchen and Utility

Ground Floor Bedroom and Shower Room

Three First-Floor Bedrooms

Family Bathroom

Parking and Double Garage

Lawned Gardens

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**SOWERBYS NORWICH OFFICE**

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This well-proportioned home is situated in a highly desirable location and offers enormous potential to create the home of your dreams, with its spacious layout and charming features.

The accommodation is set over two floors, providing ample space for comfortable living. On the ground floor, the inviting sitting room features a cosy fireplace and offers direct access to the beautifully maintained rear garden, perfect for relaxing or entertaining. Adjacent to the sitting room is the bright and airy family room, which benefits from plenty of natural light streaming in from its triple-aspect windows, creating a warm and welcoming atmosphere.

The ground floor also includes a well-appointed kitchen. Additionally, there is a ground-floor bedroom, which can serve as a guest room or a convenient space for those who prefer single-level living. A separate shower room and a utility room add to the functionality of the home.

Ascending to the first floor, you will find three generously sized bedrooms and the family bathroom.

The exterior of the property is equally impressive. To the front, there is ample parking space, along with access to a double garage. Mature boundary hedging enhances the sense of privacy, making the front garden a pleasant area to enjoy.

The rear garden is a true highlight of the property, featuring a sun terrace that is perfect for outdoor dining and entertaining. The sweeping lawn provides plenty of space for children to play or for gardening enthusiasts to indulge their passion, and there is a storage shed offers practical storage solutions for garden tools and equipment. There is an additional piece of land at the back of the garden, with huge potential for further uses.



It is a home that is full of years of happy memories.





First Floor  
Approximate Floor Area  
559 sq. ft.  
(51.93 sq. m)



Ground Floor  
Approximate Floor Area  
1,143 sq. ft.  
(106.18 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Norwich

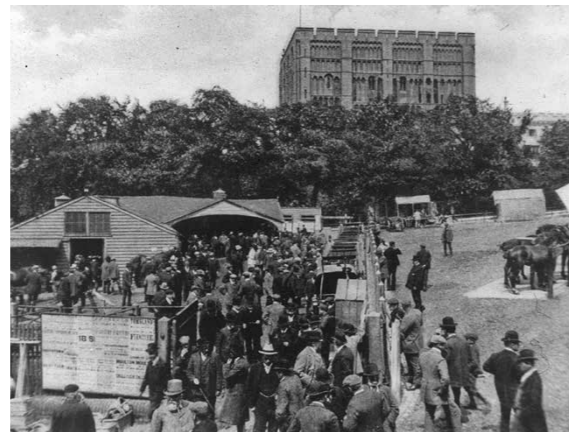
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from the Vendor



“Although only a ten minute drive to the city centre, it feels like you’re living in the countryside with the Yare valley walk virtually on our doorstep.



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: 2698-3039-7206-5044-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///coins.desks.statue

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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