



THE STORY OF

19 Eaton Road

Norwich, Norfolk

SOWERBYS



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19 Eaton Road

Norfolk, Norfolk
NR4 6PR

Detached Modernised Home

Most Popular Location

Sitting Room and Dining Room

Modern Well-Fitted Kitchen Breakfast Room

Downstairs Shower Room

Four First Floor Bedrooms

Cloakroom and Family Bathroom

Detached Brick Garage

Well Landscaped Gardens

SOWERBYS NORWICH OFFICE

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This superb property has been beautifully updated throughout to a high standard. The current owners have lovingly restored it, adding charming 1930s fireplaces, traditional internal doors, and a stunning John Lewis kitchen.

A spacious staircase hall provides an impressive welcome as you enter. To the right, a bright and generously sized sitting room features a lovely fireplace with a wood-burning stove and double doors leading out to the rear garden. To the left, the elegant dining room enjoys another reclaimed 1930s fireplace, creating a perfect space for entertaining.

The stylish John Lewis kitchen and breakfast room is modern and well-equipped, offering ample storage and workspace as well as room for a dining table. Completing the ground floor is a contemporary cloakroom and shower room.

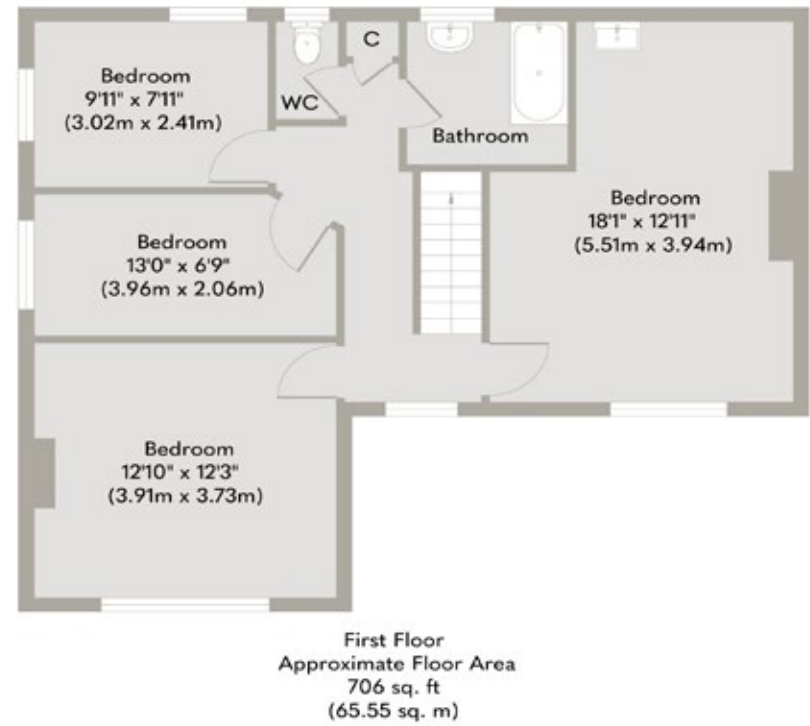
A beautifully polished wooden staircase leads to the first floor, where you will find four well-appointed bedrooms, a cloakroom, and a separate family bathroom.

Outside, the property enjoys a gravelled driveway with ample parking, bordered by established hedging and a neatly kept lawn. The driveway continues through impressive wrought-iron gates to a substantial brick-built garage. The rear garden is of an excellent size, mainly laid to lawn with mature planting, established boundary hedging, and a pleasant terrace area - perfect for relaxing or entertaining.



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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

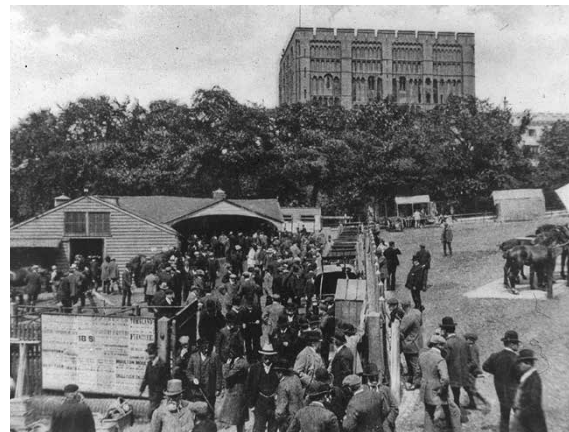
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 Sowerbys



“A beautiful rear garden – perfect for relaxing or entertaining.”

19 Eaton Road, Norwich



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2380-3956-7200-4315-0204

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: ///pure.showed.lanes

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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