



**2 Broadhurst Road | | Norwich | NR4 6RD**

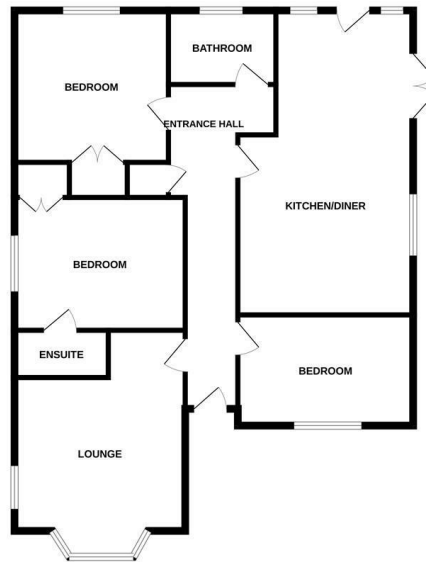
**£450,000**

**\*\*STUNNING DETACHED BUNGALOW SITUATED ON AN IMPRESSIVE CORNER PLOT\*\*** Gilson Bailey are delighted to offer this WONDERFUL, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after and rarely available location of Eaton Rise. Accommodation comprising entrance hall, bay fronted lounge, open plan kitchen/diner, bathroom and THREE DOUBLE BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a shingled garden to the front and to the rear there is an extensive lawned garden and patio seating area with rear gate access to a SINGLE GARAGE and off road parking in front. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (2025)

## Location

You will find Eaton Rise situated south of the Cathedral City centre of Norwich, just off Ipswich Road, within reasonable distance to a good selection of amenities including supermarket, schools, doctors, local pubs and Danby Wood and Marston Lane marshes for walks. There is also excellent public transport in and out of Norwich and easy access out onto the Southern Bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/diner, three bedrooms and a bathroom.

### Lounge 17'4" x 12'9"

Bay fronted double glazed window, radiator, electric fireplace.

### Kitchen/Diner 23'3" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, three double glazed windows, patio doors to side, door to rear, radiator.

### Bathroom 8'2" x 5'2"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

### Bedroom One 12'9" x 10'2"

Double glazed window, radiator, built in wardrobe.

### En-Suite 7'2" x 3'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

### Bedroom Two 11'9" x 11'5"

Double glazed window, radiator, built in and fitted wardrobes.

### Bedroom Three 11'9" x 8'2"

Double glazed window, radiator, fitted wardrobe.

### Outside Front

Shingled garden with mature plants and shrubs, enclosed by brick walling and path to front door.

### Outside Rear

Patio seating area, large lawned garden, timber shed, enclosed by timber fencing with rear gate access to a garage with an electric door and off road parking in front.

### Local Authority

Norwich City Council, Tax Band D.

### Tenure


Freehold

### Utilities

Full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

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

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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