



Welsford Road, Eaton Rise,  
Norwich, NR4 6QD

**Guide price £350,000**

claxtonbird  
residential

## Welsford Road, Norwich, NR4 6QD

ClaxtonBird are pleased to offer this detached bungalow situated in the popular Eaton Rise area. The property requires updating throughout and is positioned on a well proportioned plot. The property has been previously extended and has double glazing throughout. There is driveway parking for numerous cars which leads to a garage with electric roller door. The full accommodation comprises entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and separate cloakroom W.C. Outside there are gardens to the front and rear. The property is within walking distance of Marston Marshes a Local Nature Reserve, Danby Wood, and the City of Norwich School. There is good public transport links nearby and easy access into Norwich City Centre. Offered with no onward chain.

### Entrance Hall

Upvc double glazed entrance door, loft access with pull down ladder, loft is mainly boarded with power and light,, storage cupboard and radiator.

### Sitting Room 18'4" x 11'5" (5.59m x 3.49m)

Upvc double glazed window over looking garden, fireplace with brick surround and radiator.

### Family Room 14'11" x 7'11" (4.57m x 2.42m)

Double glazed patio door to rear garden and radiator.

### Kitchen/Breakfast Room 14'2" x 8'3" (4.32m x 2.54m)

Wall and base units with worktop over, sink drainer, cooker point, space for washing machine & fridge freezer, tiled splash back , upvc double glazed window overlooking the rear garden and to side, pantry cupboard, fitted table and seating area and radiator.

### Bedroom 19'10" x 11'11" max (6.05m x 3.65m max)

Upvc double glazed window to front aspect, fitted cupboards and wardrobes, airing cupboard and radiator.

### Bedroom 11'1" x 10'10" (3.39m x 3.32)

Upvc double glazed windows to font and side aspect, fitted wardrobes and radiator.

### Bedroom 8'11" x 7'10" (2.73m x 2.40m)

Upvc double glazed window to front aspect, fitted cupboards and radiator.

### Bathroom

Double shower cubicle and wash hand basin, tiled walls, upvc double glazed window to side aspect and towel rail radiator.

### Cloakroom WC

Low level W.C and upvc double glazed window to side aspect.

### Front Garden

Walled laid to lawn garden with shrub borders.

### Rear Garden

Large laid to lawn garden with a variety of flower shrub and tree borders, there are two patio seating areas to capture sun at different times of day, greenhouse, shed and enclosed by fence and hedging.

### Driveway & Garage

Driveway parking to the side of the bungalow leading to garage. Garage has power, light and electric door.

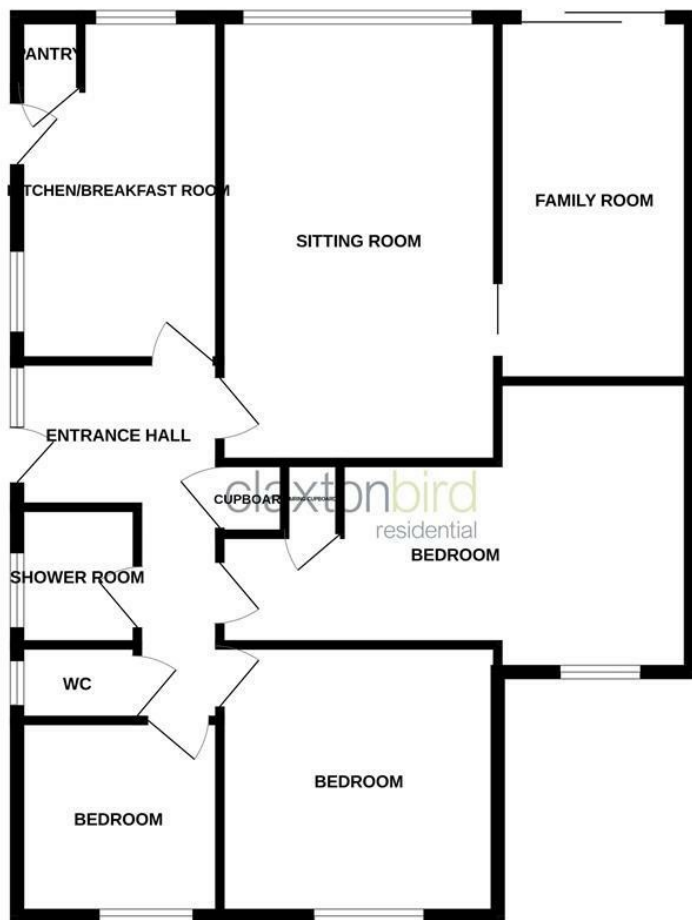
### Agents Note

Council Tax Band - D

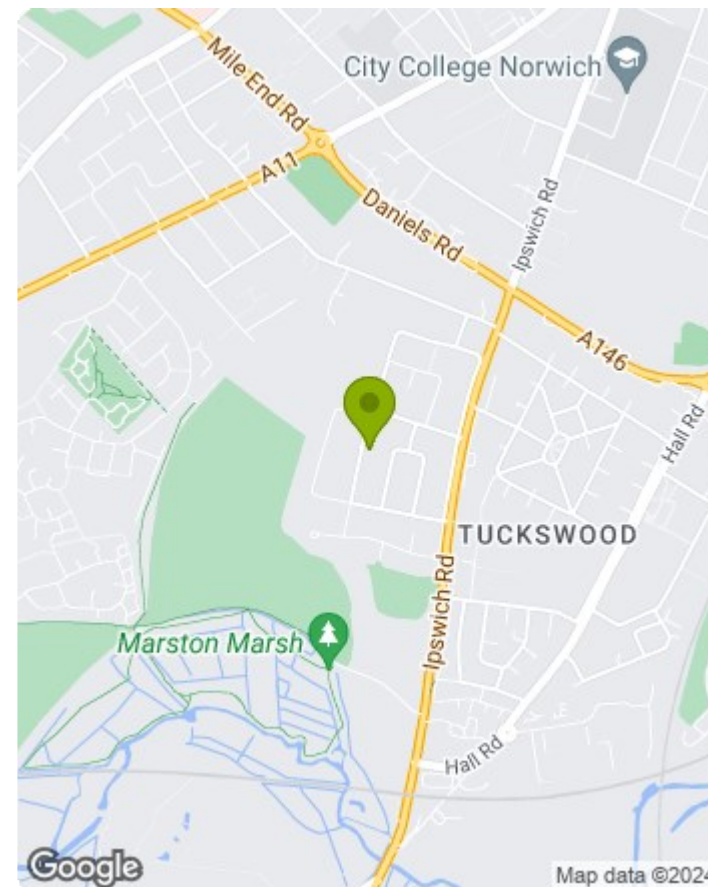
Gas central heating boiler does not work.



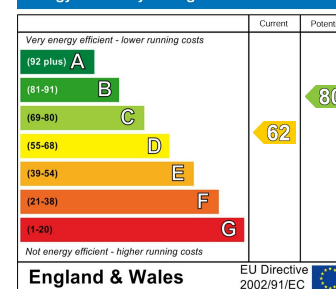
GROUND FLOOR



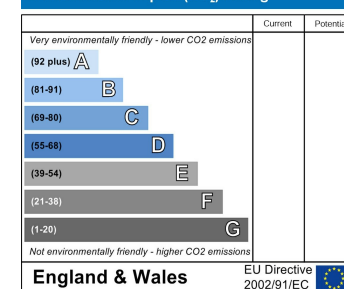
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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