



Lowther Road, Eaton Rise
Norwich, NR4 6QN

Guide price £350,000 - £375,000

claxtonbird
residential

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*** Guide Price £350,000 - £375,000 *** ClaxtonBird are delighted to offer this two bedroom detached bungalow situated in the sought after Eaton Rise development to the South of Norwich. The property is offered with no onward chain and has been well cared for but will benefit from some updating. It sits on a large plot with a generous garden, driveway parking and garage. The property boasts gas central heating, double glazing and has accommodation comprising entrance porch, entrance hall, twin aspect sitting room, kitchen, conservatory, two double bedrooms and modern fitted shower room. 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.

Entrance Porch

Upvc double glazed entrance door, upvc double glazed windows to front and side aspect, tiled floor and glazed door to entrance haal.

Entrance Hall

Storage cupboard, cupboard housing gas central heating boiler, loft access and radiator.

Sitting Room 18'11" x 10'10" max (5.78m x 3.31m max)

Upvc double glazed windows to front and rear aspect, upvc double glazed French door to garden, fireplace with hearth and surround and two radiators.

Kitchen 13'2" x 8'4" max (4.03m x 2.55m max)

Wall and base units with worktop over, tiled splash back, stainless steel sink drainer, cooker point with cooker hood over, space for fridge freezer, space for washing machine & dryer, radiator, upvc double glazed window and door leading to conservatory.

Conservatory

Upvc double glazed windows over looking the rear garden, upvc double glazed French doors leading to the rear garden and tiled floor.

Bedroom 12'11" max x 10'10" (3.95m max x 3.32m)

Upvc double glazed window to front aspect and radiator.

Bedroom 10'11" max 10'5" (3.34m max 3.18m)

Upvc double glazed window over looking rear garden, fitted wardrobes and radiator.

Shower Room

Double shower cubicle with inset shower, low level W.C, wash hand basin, tiled walls, tile effect floor and upvc double glazed window to side aspect.

Front Garden & Garage

Driveway parking leading to garage and pathway to entrance door, wall and hedge borders.

Garage has double doors to front and personal door to rear leading to garden.

Rear Garden

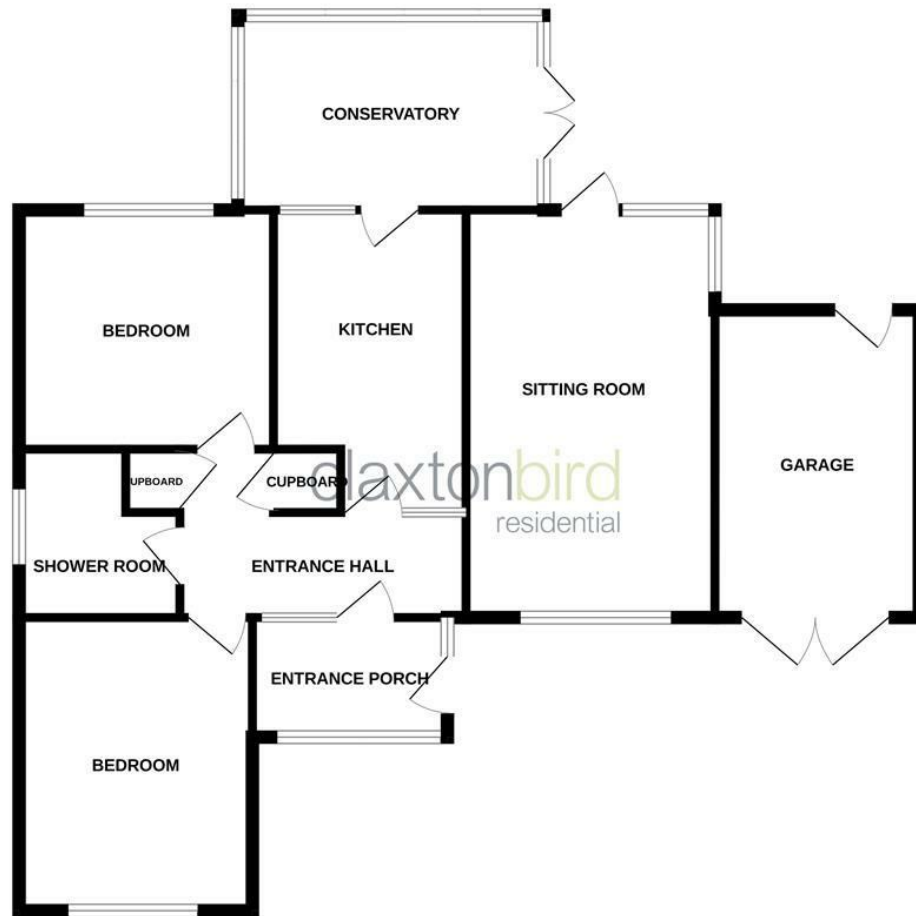
Well proportioned rear garden with a large variety of flower, shrub and tree borders and insets, timber summer house and shed, garden enclosed by fencing and gated side access to the front of the property.

Agents Note

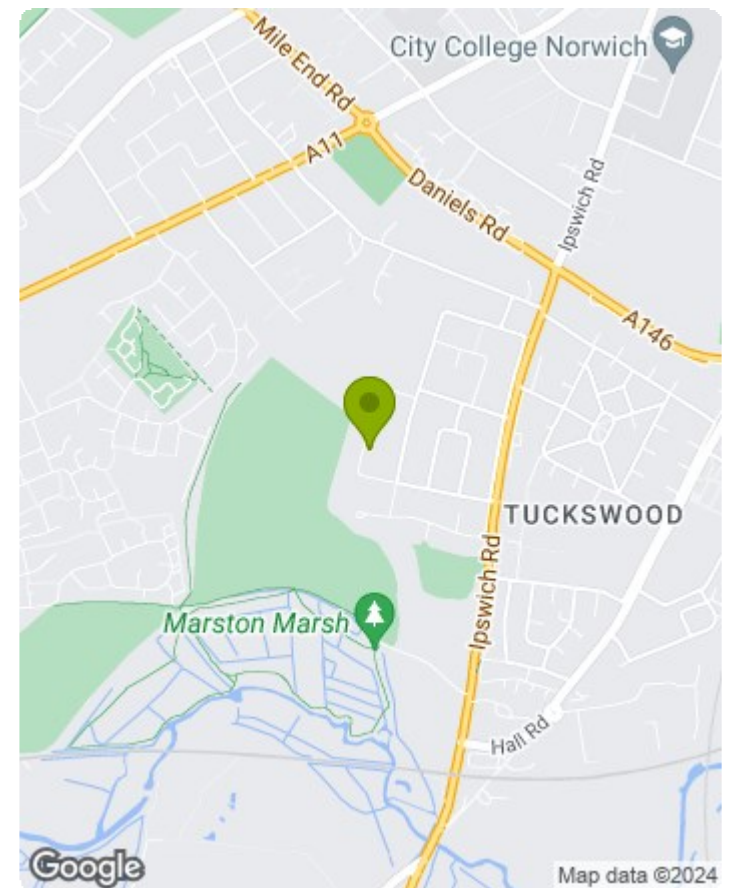
Council Tax Band - C



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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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