



**Welsford Road, Eaton Rise,
Norwich, NR4 6QQ**

Guide Price £450,000

claxtonbird
residential

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*** OPEN LAUNCH SATURDAY 30TH MARCH *** Claxtonbird are delighted to offer for sale this light and spacious detached house located in the ever popular location of Eaton Rise, which is located to the South of Norwich, with good transport links and access to a wide range of local amenities. The property is offered with no onward chain and boasts a large sitting/dining room overlooking the rear garden, kitchen with pantry, ground floor WC and study whilst on the first floor are three bedrooms and shower room all off landing. Outside is a large well stocked, mainly laid to lawn rear garden, driveway and garage. The property has gas central heating with newly installed boiler and upvc double glazed windows.

Entrance Hall

Entrance door, stairs to first floor, feature parquet floor and radiator.

Cloakroom W.C

Low level W.C, wash hand basin, upvc double glazed window to front aspect, storage cupboard, tiled walls and radiator.

Study 9'10" x 7'4" (3.01m x 2.25m)

Upvc double glazed window to front aspect, feature parquet floor and radiator.

Sitting/Dining Room 17'7" max x 17'0" max (5.36m max x 5.2m max)

Two upvc double glazed windows overlooking the rear garden, two upvc double glazed windows to side aspect, double glazed door to garden, feature parquet wood floor, fireplace with brick inset and wood surround and two radiators.

Kitchen 15'0" max x 7'11" (4.58m max x 2.43)

Wall and base units with worktop over, sink drainer, tiled splashback, space for washing machine, dishwasher, cooker and fridge freezer, pantry cupboard, upvc double glazed window overlooking the rear garden, door to side lobby and personal door to garage.

First Floor Landing

Stairs from entrance hall, loft access, large upvc double glazed window to front aspect, and storage cupboard.

Bedroom 13'11" max x 11'8" (4.26m max x 3.56m)

Upvc double glazed window overlooking the rear garden and side aspect, door leading to balcony, fitted wardrobes and radiator.

Bedroom 14'8" x 11'7" max (4.49m x 3.55m max)

Two upvc double glazed windows overlooking rear garden, fitted wardrobes and radiator.

Bedroom 9'10" x 8'11" (3.01m x 2.72m)

Upvc windows to front and side aspect, fitted wardrobe and radiator.

Shower Room

Modern fitted shower room with double shower cubicle and inset shower, wash hand basin in vanity unit, low level W,C, bidet, part panelled walls, spot lights, wood effect floor, upvc double glazed window to front aspect and towel rail radiator.

Front Garden

Walled front garden with pathway to entrance door and hedge and shrub borders.

Driveway & Garage

Driveway parking leading to garage which has up and over door, power and light and personal door to kitchen.

Rear Garden

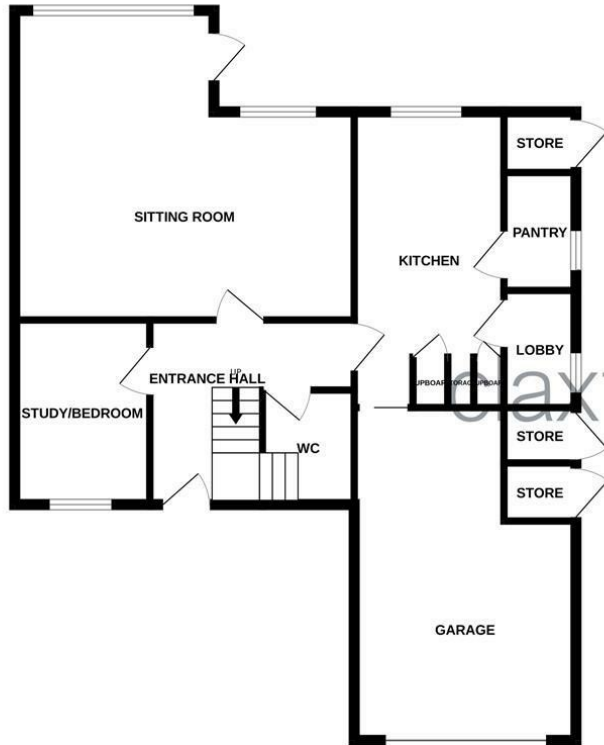
Mainly laid to lawn West facing garden, well stocked with shrubs and flowers, enclosed by fencing and hedges, side access to the front of the property and three brick built stores.

Agents Note

Council Tax Band - E



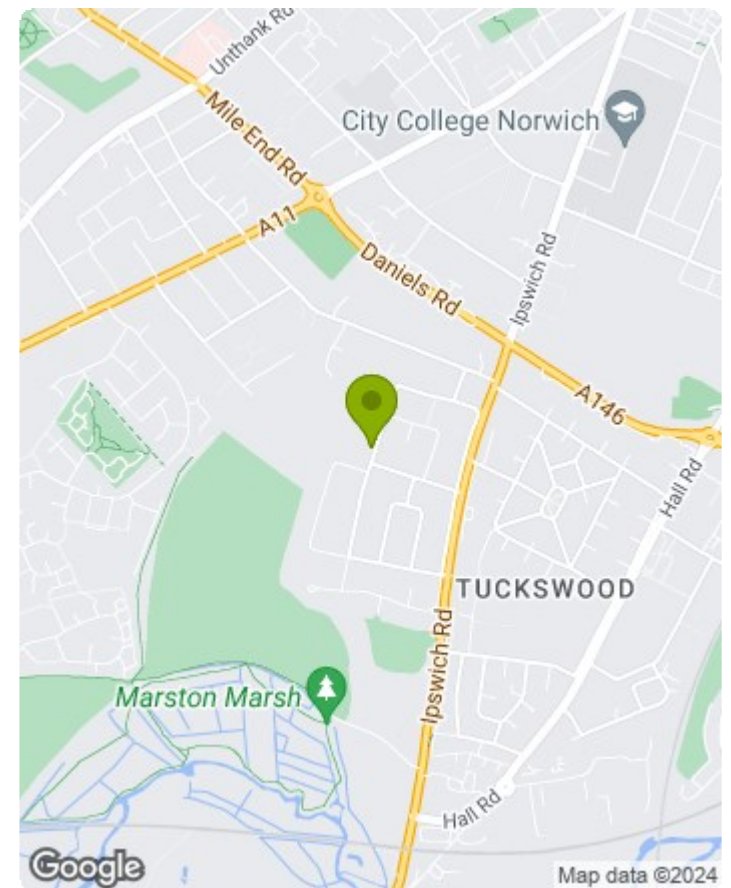
GROUND FLOOR



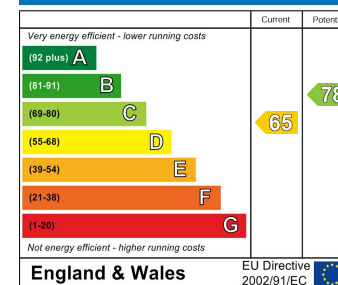
1ST FLOOR



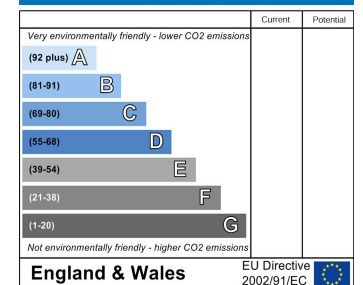
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) 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.
- 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.
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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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