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**Lyhart Road, Norwich, NR4 6RF**

**Offers in the region of £450,000**

\*\*\* SOLD STC PRIOR TO MARKETING \*\*\* Welcome to this charming five-bedroom Chalet Bungalow located on Lyhart Road in the sought-after area of Eaton Rise, Norwich. This detached property boasts two reception rooms, two bathrooms, and a delightful south-facing garden, perfect for enjoying the sunny days.

The property offers flexible accommodation, with no chain involved, this could be your opportunity to make this house your home without any delays.

Situated in Eaton Rise, you'll find yourself in close proximity to the picturesque Marston Marshes, offering tranquil walks and beautiful scenery right on your doorstep. The location provides a perfect balance of peaceful surroundings while still being conveniently located near local amenities and transport links.

### Entrance Hall

L-Shaped hallway with glazed entrance door and double glazed window to front, parquet flooring, radiator, under stairs storage cupboard, doors to all downstairs rooms, stairs to first floor and double cupboard with fitted shelving.

### Sitting Room

18'4" max x 12'5" (5.59m max x 3.81m )

Parquet flooring to the majority of the room with the area to the centre of the room available with use of rug, wood fire surround with tiled back and hearth, double glazed window to side aspect, uPVC double glazed French doors with side glazed panels opening through to patio and garden, radiator, door to open plan kitchen/dining room:

### Dining Room

10'7" x 10'3" (3.23m x 3.14m)

Parquet flooring, radiator, ample space for table and chairs, double glazed window over looking garden, opening through to kitchen:

### Kitchen

12'3" x 12'3" max (3.75m x 3.74m max)

A range of base and wall units with wood worktop over, sink/drainage with mixer taps, tiled splash backs, integral fridge and freezer, plumbing for dishwasher and washing machine, side and rear aspect double glazed windows, five burner stove,, slate tiled flooring and door through to reception hallway.

### Bedroom

Built-in double wardrobes, front aspect double glazed window, radiator and engineered oak flooring.

### Bedroom

12'2" x 11'1" (3.71 x 3.38m)

Built-in fitted wardrobe, double glazed window to front aspect, radiator and engineered oak flooring .

### Bedroom

10'4" x 9'0" (3.15m x 2.76m)

Double glazed window to rear aspect, radiator and engineered oak flooring.

### Bathroom

Three piece fitted suite in white comprising of bath with shower over and screen, part tiled walls, wash hand basin and low level W.C, rear aspect double glazed windows and radiator.

### First Floor

Stairs from entrance hall, doors to all rooms and double glazed window to front aspect.

### Bedroom

16'6" max x 10'5" max (5.05m max x 3.18m max)

Two Velux windows and radiator.

### Bedroom

uPVC double glazed window, double radiator, Velux window with fitted blind, smooth finish ceiling, bi-fold door leading through to a walking storage area which works well for a walk-in wardrobe with hanging rail and shelf space, further door access to eves storage area and light.

### Bathroom

Three piece fitted suite in white comprising bath with shower mixer attachment over, part tiled walls, wash hand basin, low level W.C, chrome heated towel rail, wood effect floor, Velux window and extractor fan.

### Front Garden

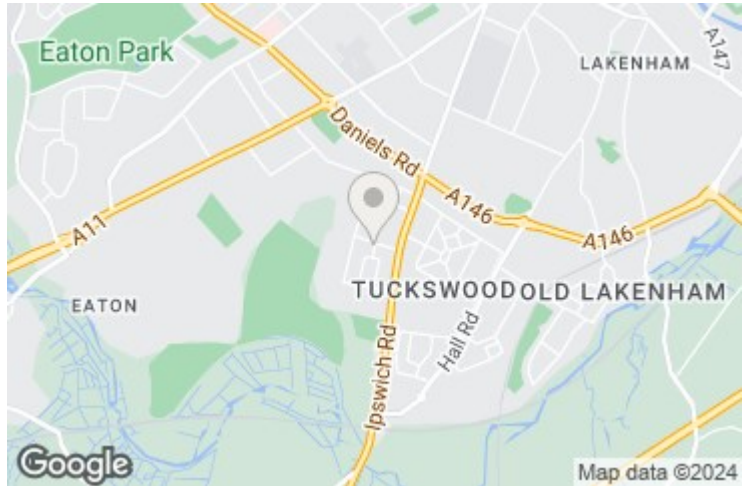
The property's main frontage is on Avebury Road enclosed by mature hedging, pathway leads down to front door and rear garden. There is driveway parking that leads to the garage and further space to the side of the property as access to the rear..

### Rear Garden

Mature South facing enclosed garden with patio area with ample space for outdoor table and chairs, mature shrub, tree and flower boarders.

### Garage

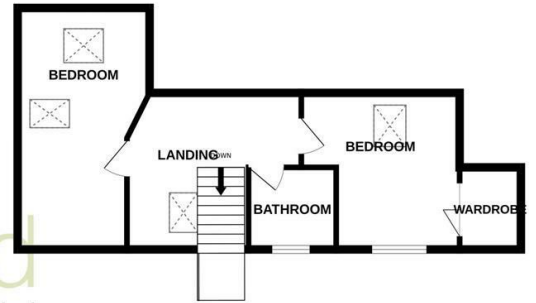
Double timber doors, power and light and wall mounted central heating boiler.



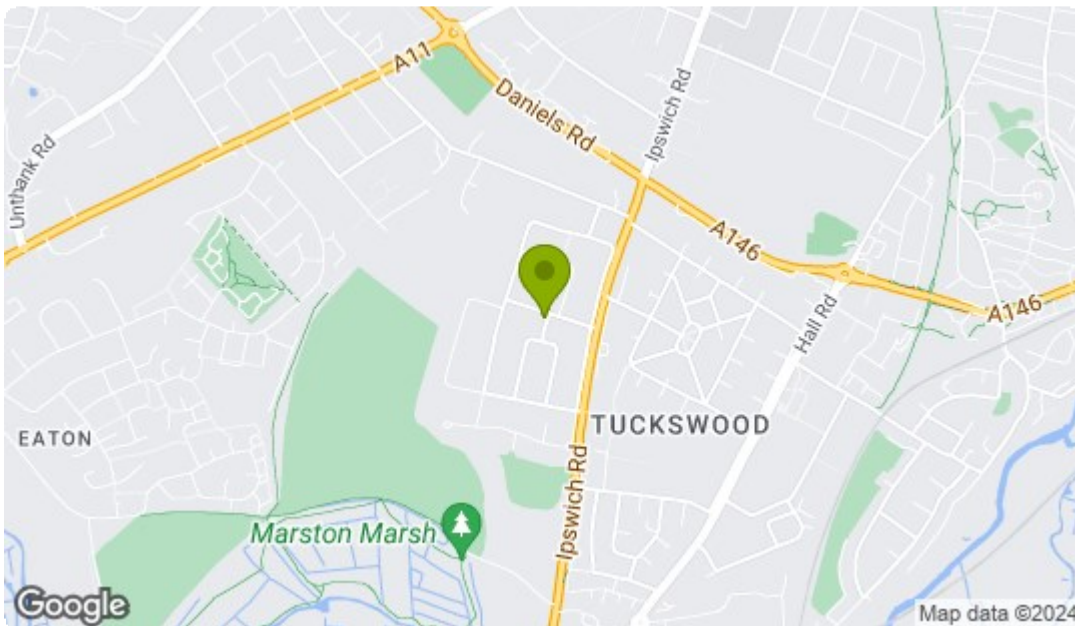
GROUND FLOOR



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  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 70                      | 73        |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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2. 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.
3. 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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