



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

**Offers in excess of £440,000**

**claxtonbird**  
residential

## Welsford Road, Norwich, NR4 6QD

Claxtonbird are delighted to offer for sale this light and spacious detached house located in the ever-popular residential area of Eaton Rise, which is located to the south of the Norwich, with good transport links and access to a wide range of local amenities. The property enjoys a generous plot with large rear garden. The house boasts double glazing, gas central heating throughout and driveway parking leading to the garage. The full accommodation comprises entrance hall, sitting room, dining room, kitchen, cloakroom W.C to the ground floor whilst upstairs are three double bedrooms, bathroom, and separate WC. The property is within walking distance of Marston Marshes a Local Nature Reserve, Danby Wood, and the City of Norwich School. There is good transport public transport links nearby and easy access into Norwich City Centre.

### Entrance Porch

Double glazed entrance door, tiled floor door to entrance hall.

### Entrance Hall

Glazed entrance door, under stairs storage cupboard, wood parquet floor, stairs to first floor, coat cupboard and radiator.

### Sitting Room 14'7" x 12'10" (4.47m x 3.93m)

Double glazed window to front aspect, fireplace with tiled surround and hearth, wall lights and radiator.

### Dining Room 11'11" x 11'8" (3.64m x 3.56m)

Upvc double glazed French doors and windows to rear garden and radiator.

### Kitchen 10'11" x 8'5" (3.33m x 2.57m)

Wall and base units with worktop over, stainless steel sink drainer, cooker point, space for fridge freezer, space for dishwasher, pantry cupboard, built in storage cupboard, floor standing boiler and double glazed window overlooking garden.

### Lobby

Double glazed door to side, personal door to garage, wood effect floor and door to cloakroom.

### Cloakroom WC

Low level W.C, wash hand basin and double glazed window to rear.

### First Floor Landing

Stairs form entrance hall, loft access and radiator.

### Bedroom 14'8" x 12'11" (4.48m x 3.95m)

Double glazed window to front aspect and radiator.

### Bedroom 11'8" x 11'11" (3.57m x 3.64m)

Double glazed window to rear aspect and radiator.

### Bedroom 10'7" x 7'10" (3.24m x 2.41m)

Double glazed window to front aspect, fitted cupboard and radiator.

### Shower Room

Shower cubicle with inset shower, wash hand basin, part tiled walls, airing cupboard, towel rail radiator and double glazed window to rear aspect.

### WC

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

### Front Garden & Driveway

Walled front garden, laid to lawn with shrub borders and driveway parking leading to the garage.

### Garage

Up and over door and personal door to lobby.

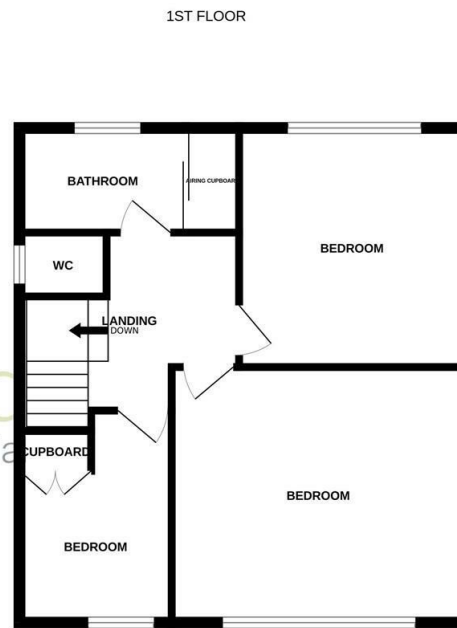
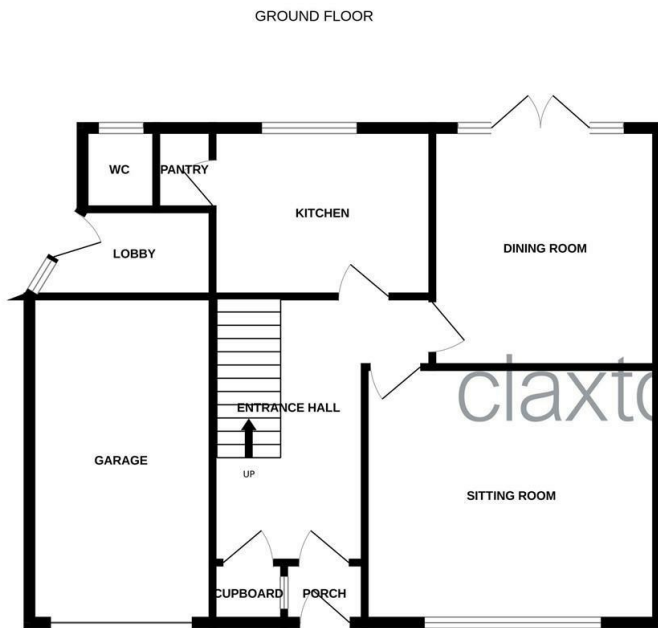
### Rear Garden

Well-proportioned garden mainly laid to lawn with a wide variety of flower, shrub and tree borders and insets, patio area with space for table and chairs enclosed by fencing with side access leading to the side and front of the property.

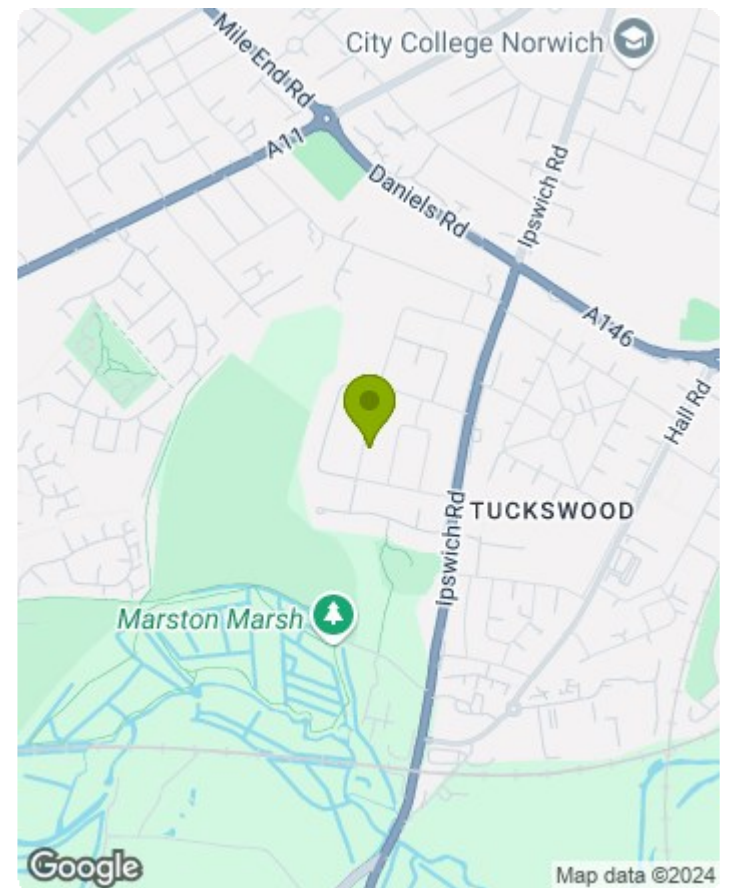
### Agents Note

Council Tax Band - E





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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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