



Lowther Road
Norwich, Norfolk NR4 6QW
Guide Price £695,000

claxtonbird
residential

Lowther Road, Norwich, Norfolk NR4 6QW

*** GUIDE PRICE £650,000 - £675,000 *** Located in the desirable Eaton Rise area of Norwich, this stunning extended detached house on Lowther Road is a true gem. Built in the 1950s, this property boasts a perfect blend of character and modern features. Offered with no onward chain.

As you step inside, you are greeted by spacious open plan living, ideal for entertaining guests or simply relaxing with your family but also an option to escape to the separate sitting room. With four generous bedrooms on the first floor, one with newly fitted en-suite and a separate family bathroom, there is ample space for everyone to enjoy.

One of the highlights of this property is the large open plan kitchen/dining/living space. The heart of the home, this area is perfect for hosting gatherings or simply enjoying day-to-day living. The six-metre sliding door leads out to the large West facing garden, offering a picturesque view of the adjacent golf course.

The property also features brick weave driveway parking for two vehicles, a useful utility room and ground floor cloakroom W.C. With new gas central heating and windows throughout, this home combines comfort and style effortlessly.

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 Hall

Entrance door, feature staircase with wood balustrade and railings, coat cupboard, under stairs cupboard, upvc window to front aspect, vertical radiator, tiled floor and fully open plan to the ground floor.

Cloakroom W.C

Low level W.C, wash hand basin in vanity unit, upvc double glazed window to side aspect, extractor fan, spot lights, tiled floor and vertical radiator.

Utility Room 7'10" max x 6'2" (2.41m max x 1.89m)

Tall and base units with worktop over, sink with mixer tap, space for washing machine and dryer above, extractor fan, exterior door to side, double doors leading to airing cupboard housing the gas central heating boiler and cylinder with further storage.

Sitting Room 20'3" x 11'4" max (6.18m x 3.46m max)

Upvc double glazed window to front aspect, part glazed door from entrance hall and radiator.

Open Plan Kitchen/Dining/Family Room 26'4" x 14'4" (8.03m x 4.38m)

The kitchen area has a bank of base and larder units with quartz worktop over, built in fridge freezer, range cooker with extractor above, a central island offers more storage, sink with mixer tap and breakfast bar seating. This over looks the dining area with ample space for large table and chairs leading to the family area with skylight window vertical radiator and wall mounted air conditioning system. The room has a stunning six metre sliding door that leads to the patio area of the substantial West facing garden.

First Floor Landing

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

Bedroom 14'6" x 11'3" (4.43m x 3.44m)

Upvc double glazed window over-looking rear garden, wall mounted air conditioning unit, vertical radiator, walk in wardrobe and door to en-suite.

En-Suite Shower Room

Newly fitted suite comprises large walk in shower cubicle, wash hand basin, low level W.C, part tiled walls, extractor, spot lights and towel rail radiator.

Bedroom 11'1" max x 11'11" (3.38m max x 3.65m)

Upvc double glazed window over looking rear garden and radiator.

Bedroom 10'11" x 9'8" (3.33m x 2.97m)

Upvc double glazed window to side aspect and radiator.

Bedroom 8'10" x 8'9" (2.70m x 2.69m)

Upvc double glazed window to front aspect, built in wardrobes, picture rail and radiator.

Family Bathroom

Suite comprising panel bath with shower over and shower screen, low level W.C, wash hand basin in vanity unit, extractor fan, tiled walls, towel rail radiator, tiled floor and two upvc double glazed windows to side aspect.

Front Garden & Driveway

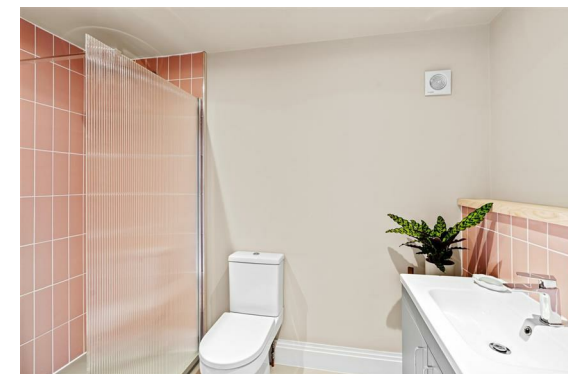
Brick weave driveway for two cars. shrub border and gated access to rear garden.

Rear Garden

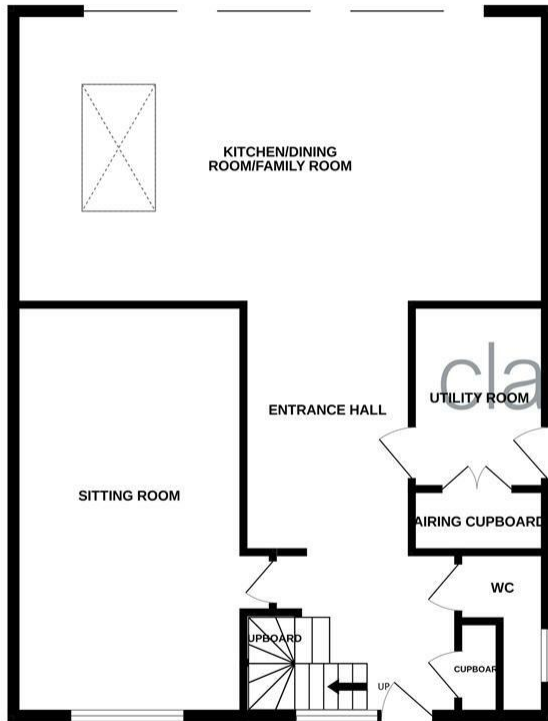
Large West facing rear garden backing on to Eaton Golf Course, mainly laid to lawn with well proportioned recently laid patio that has ample space for table and chairs. The garden is enclosed by fencing and has mature tree, shrub and flower borders. There is a timber shed and side access to the front of the property.

Agents Note

Council Tax Band - D



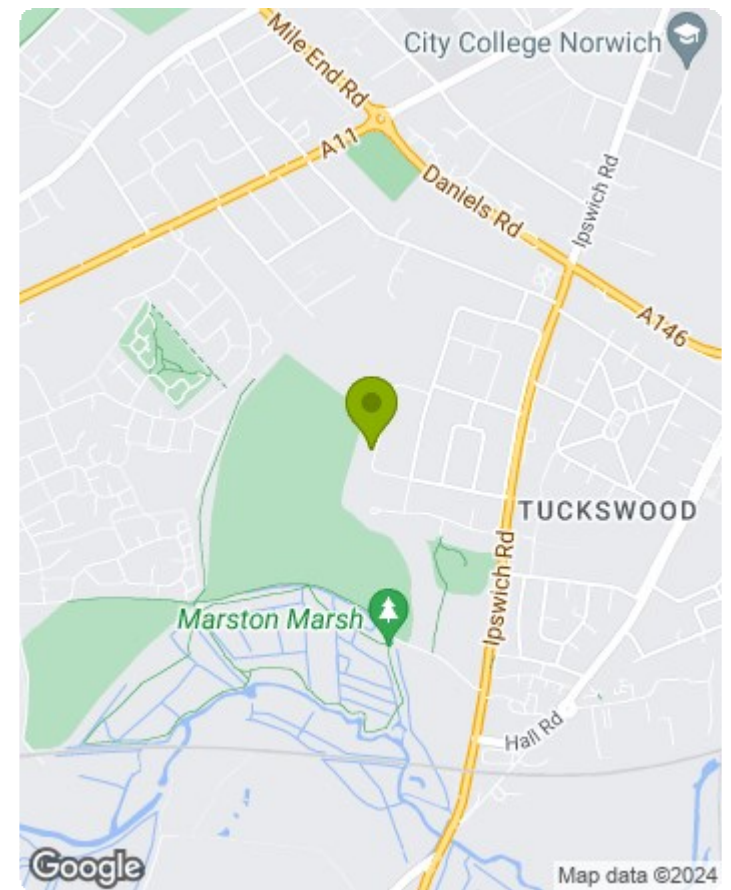
GROUND FLOOR



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) A			84
(81-91) B			
(69-80) C		72	
(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 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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