



Beatty Road  
Norwich, Norfolk NR4 6RQ  
**Guide Price £530,000 - £550,000**

claxtonbird  
residential



## Beatty Road, Norwich, Norfolk NR4 6RQ

\*\*\* Guide Price £530,000 - £550,000 \*\*\* ClaxtonBird are delighted to offer this three-bedroom detached family home located on Beatty Road, within the sought after Eaton Rise development of Norwich. The accommodation is well presented throughout, boasting a 17 ft sitting room, utility, useful study, modern fitted shower room and separate en-suite. At the heart of the home, there is a modern fitted kitchen that opens up to the dining room, ideal for entertaining guests or enjoying family meals together. Internally, the property further benefits from double glazing and gas central heating throughout. Externally, there is a driveway and garage, providing ample off road parking, with access leading to the large West-facing rear garden. Being located in a desirable area of Norwich, this property offers a peaceful setting whilst still being close to local amenities, schools and transport links. Nearby, is the picturesque Danby Wood Nature Reserve, offering a pleasant stroll for all ages to enjoy. We highly recommend viewing this property at your earliest convenience to avoid any disappointment.

### Entrance Hall

Double glazed entrance door, double glazed window, stairs to first floor and radiator.

### Sitting Room 13'5" x 17'11" max (4.11 x 5.48 max)

Upvc double glazed window to front aspect, two upvc double glazed windows to side aspect and radiator. Opening to:

### Open Plan Kitchen / Dining Room 16'9" x 10'8" (5.12 x 3.27)

### Dining Area

Upvc double glazed window to side aspect, ample space for dining table and chairs, tiled floor, radiator and upvc double glazed French doors leading out to the garden.

### Kitchen

Modern fitted kitchen comprising wall and base units with solid oak work surfaces over, stainless steel sink drainer with mixer tap, built in electric oven with induction hob with stainless steel canopy extractor over, built in fridge freezer, built in dishwasher, spot lights, tiled floor, upvc double glazed windows overlooking the garden and glazed door to utility / side lobby.

### Utility / Side Lobby

Skylight window, work surfaces with plumbing for washing machine and space for tumble dryer beneath, engineered oak flooring, radiator and upvc double glazed door to side.

### Cloakroom

Low level WC, wash hand basin set in vanity unit, oak wooden engineered floor, radiator and upvc double glazed window to side aspect.

### Study 6'2" x 8'2" max (1.88 x 2.50 max)

Upvc double glazed window to rear aspect, engineered oak wooden floor and radiator.

### First Floor Landing

Upvc double glazed window to side aspect, spot lights, airing cupboard housing the pressurised cylinder, loft access and doors to all first floor rooms.

### Bedroom 10'8" x 13'7" max (3.26 x 4.15 max)

Upvc double glazed window to front aspect, radiator and door to en-suite shower room.

### En Suite Shower Room 3'9" x 7'8" (1.16 x 2.34)

Three piece suite comprising double shower cubicle with inset mixer shower, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor, spot lights, extractor fan, chrome towel rail radiator and upvc double glazed window to side aspect.

### Bedroom 10'5" x 7'0" (3.2 x 2.15)

Upvc double glazed window to side aspect and radiator.

### Bedroom 10'11" max x 10'8" (3.35 max x 3.26)

Upvc double glazed window to side and rear aspect and radiator.

### Family Shower Room 5'6" x 6'5" (1.69 x 1.97)

Suite comprising double shower cubicle with inset mixer shower, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, tiled floor, spot lights, extractor fan, chrome towel rail radiator and upvc double glazed window to side aspect.

### Rear Garden

Mainly laid to lawn and enclosed by fencing with a variety of mature flower, shrub and tree borders, storage shed and pathway leading to both sides of the property.

### Front Garden

Shingled garden enclosed by wall and offering driveway parking with garage.

### Garage

Up and over door, power, light, wall mounted central heating boiler and personal door to side.

### Agents Note

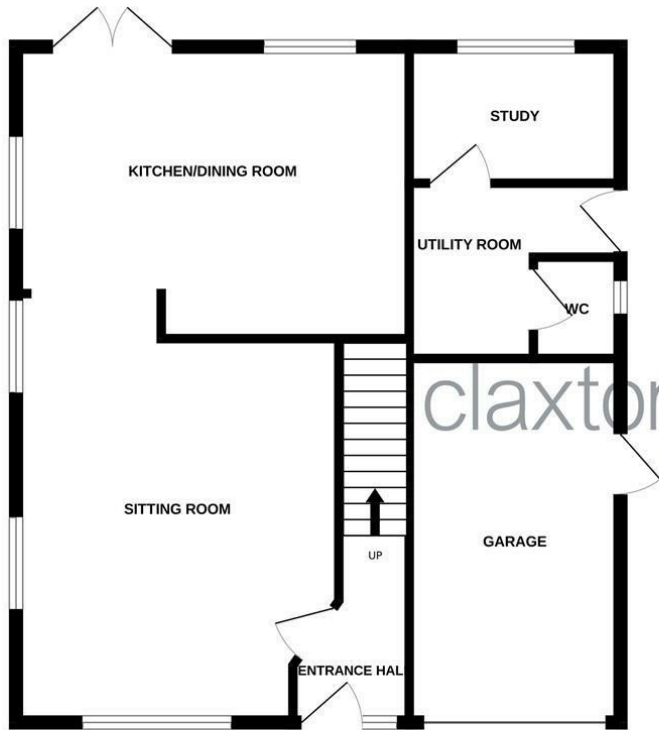
Council Tax Band D

EPC Rating D

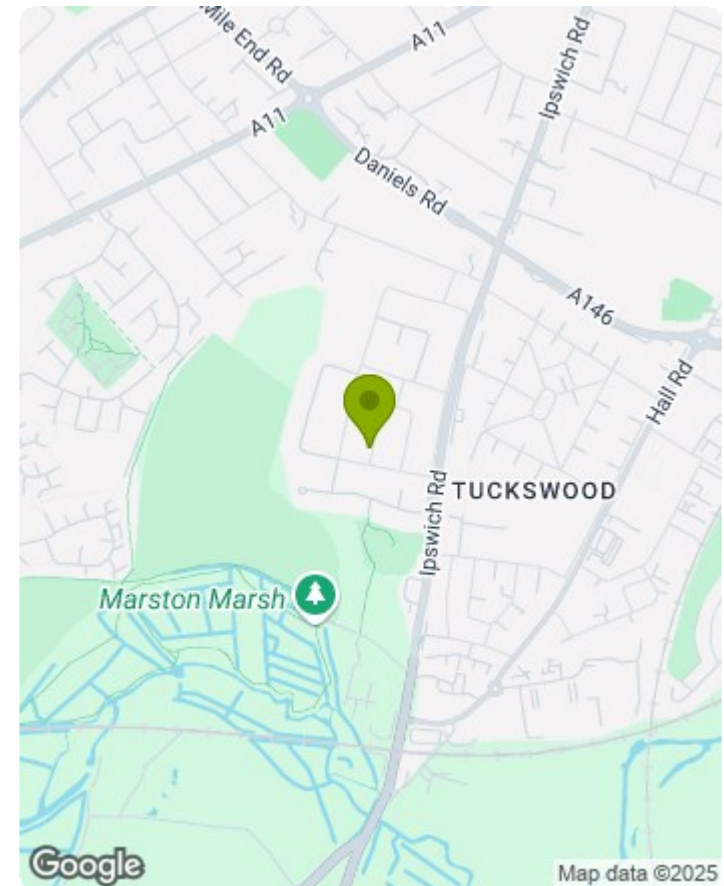


GROUND FLOOR

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) <b>A</b>		81
(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 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) <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		
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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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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