



Lyhart Road
Norwich, NR4 6RF
Offers in the Region of £500,000

claxtonbird
residential

Lyhart Road, Norwich, NR4 6RF

Situated in the highly sought-after area of Eaton Rise, this exquisite detached house presents an exceptional opportunity for new owners to truly make it their own. As you arrive, you are welcomed by an elegant brickweave driveway that offers generous parking space alongside a garage equipped with an automatic door for your convenience. The inviting exterior of the property sets the stage for the warmth and charm that awaits inside. Upon entering, you will discover a thoughtfully designed interior that maximises both space and natural light, featuring a dual-aspect sitting room, a well-appointed kitchen, dining room, conservatory, utility room, cloakroom and shower room to the ground floor. Upstairs, you will find three well-proportioned bedrooms and a modern fitted shower room. The standout feature of this home is undoubtedly the south-facing rear garden, offering a good degree of privacy, and providing the ideal setting for summer relaxation and entertaining. With its prime location offering easy access to the City Centre and just a short stroll from Marston Marshes, Danby Wood, and local schools, this home places a wealth of amenities and natural beauty right at your fingertips.

Entrance Porch

Double glazed entrance door, double glazed windows to front aspect and glazed door to entrance hall.

Entrance Hall

Stairs to first floor, understairs storage cupboard, further built in cupboard and radiator.

Sitting Room 24'1 x 10'10 (7.34m x 3.30m)

Delightful dual aspect room with window to front aspect and patio doors opening into the conservatory, living flame coal effect gas fire with stone surround and hearth, and two radiators.

Conservatory 16'9 x 9'0 (5.11m x 2.74m)

Upvc construction.

Dining Room 17'7 x 7'9 (5.36m x 2.36m)

Patio doors opening in to the conservatory, and radiator,

Kitchen 17'6 x 8'4 (5.33m x 2.54m)

Fitted kitchen comprising a range of base and eye level units with granite work surfaces over, inset sink unit with mixer tap and filter tap, double electric oven with inset five ring gas hob and extractor hood over, built in fridge freezer and door to utility room.

Utility Room 21'9 max 9'7 x 5'9 (6.63m max 2.92m x 1.75m)

Base units with work surfaces over, inset single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted gas central heating boiler, built in storage cupboard, tiled floor, radiator, double glazed window to rear aspect and double glazed door leading out to the garden.

Cloakroom

Low level WC and wash hand basin.

Shower Room

Suite comprising shower cubicle, wash hand basin and radiator.

First Floor Landing

Built in airing cupboard and dors to all first floor rooms.

Bedroom 16'4 x 10'4 (4.98m x 3.15m)

Windows to front and rear aspect, range of fitted bedroom furniture including three double wardrobes, overhead storage and chest of drawers, and two radiators.

Bedroom 10'2 x 11'1 (3.10m x 3.38m)

Window to rear aspect, built in wardrobe and radiator.

Bedroom 10'3 x 6'9 (3.12m x 2.06m)

Window to rear aspect, built in wardrobe and radiator.

Shower Room

Modern suite comprising corner shower cubicle, built in wash hand basin, built in WC, tiled walls, tiled floor, chrome towel rail and double glazed window to front aspect.

Front Garden

Driveway providing ample off road parking and leading to the garage.

Garage

Automatic roller door, power and light.

Rear Garden

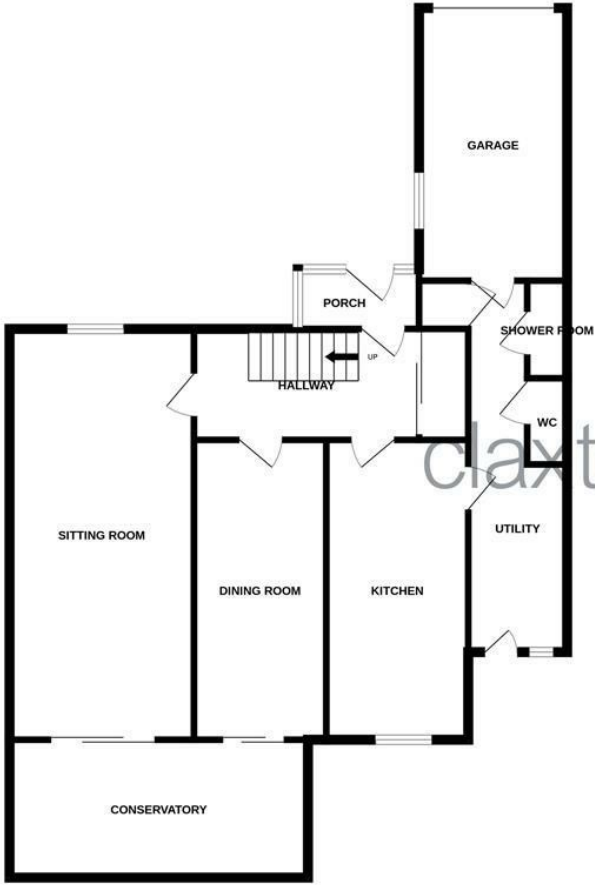
South facing rear garden enclosed by timber fencing with generous paved patio area providing space for al fresco dining, artificial lawn area bordered with various plants and shrubs, pergola, further patio area, shingled area and large timber shed.

Agents Note

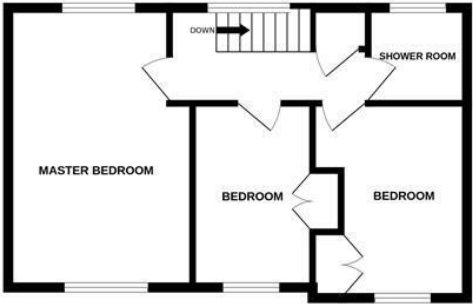
Council Tax Band D
EPC Rating



GROUND FLOOR



1ST FLOOR



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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		
(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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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.

4. 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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