



**Buckland Rise**  
**Norwich, NR4 6EZ**  
**Guide Price £350,000 - £375,000**

**claxtonbird**  
residential



## Buckland Rise, Norwich, NR4 6EZ

Nestled in the sought-after area of Eaton, this delightful detached bungalow seamlessly combines comfort and convenience. With two generously sized bedrooms, including a master suite complete with an en suite bathroom, this home is designed for effortless living. At the heart of the property lies a spacious open-plan kitchen and living area, illuminated by an abundance of natural light, creating an inviting atmosphere the moment you step inside. Outside, a gravel driveway offers convenient off-road parking and leads to a garage, enhancing the practicality of this wonderful home. The South-East facing rear garden is a true highlight, providing a tranquil setting to enjoy sunny days and transform into your outdoor sanctuary. Ideally situated in a vibrant community, this bungalow is surrounded by a diverse array of local amenities and boasts excellent transport links to the City Centre, University, and Hospital. This captivating bungalow presents an exceptional opportunity for anyone looking to embrace a thriving community whilst enjoying the comforts of a beautifully appointed home.

### Kitchen / Dining Room 27'0 x 12'0 (8.23m x 3.66m)

Fitted kitchen comprising a range of gloss base and eye level units with timber block work surfaces over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, range of high quality integrated appliances including Bosch Pyrolytic oven and microwave, AEG induction hob, AEG washing machine and tumble dryer, and Miele Fridge Freezer. Open to:

### Sitting Room

Double glazed windows and French doors opening out into the garden, and door to hallway.

### Hallway

Built in cupboard.

### Bedroom 14'1 into wardrobes x 8'10 (4.29m into wardrobes x 2.69m)

Double glazed window to rear aspect, fitted wardrobes with sliding mirrored doors and radiator. Door to:

### En Suite

Large tiled shower cubicle with shower, wash hand basin set in vanity unit with mixer tap, WC, bidet, towel rail and double glazed window to side aspect.

### Bedroom 13'1 x 9'3 (3.99m x 2.82m)

Two double glazed windows to front aspect, free-standing wardrobe, radiator

### Bathroom

Modern suite comprising 'P' shaped bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, WC, wall-mounted cabinet with lighting and mirrored door, tiled floor, radiator and double glazed window to side aspect.

### Front Garden

Open plan lawned garden with pathway leading to the entrance door, gravel driveway parking and single garage.

### Garage

Part boarded garage with electric up-and-over door, power and lighting.

### Rear Garden

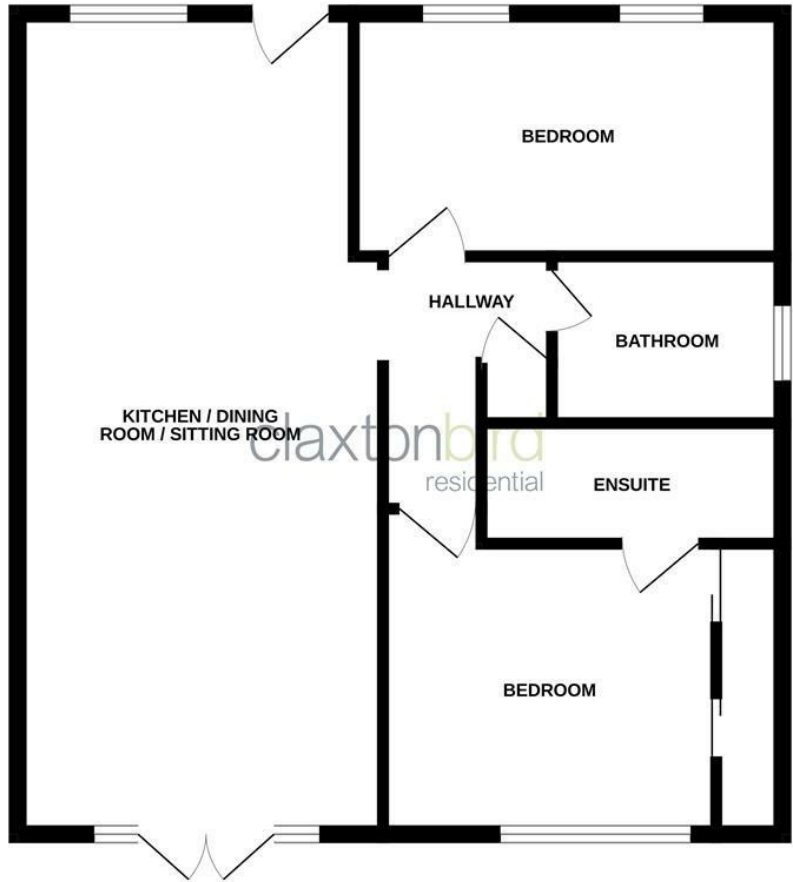
South-East facing lawned garden with patio area providing an outdoor seating area, various trees, plants and shrubs, large timber shed and side access gate.

### Agents Note

Council Tax Band C



GROUND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
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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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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