



Norvic Drive
Norwich, NR4 7NL
Guide Price £375,000 - £400,000

claxtonbird
residential

Norvic Drive, Norwich, NR4 7NL

*** Guide Price £375,000 - £400,000 *** ClaxtonBird are pleased to present this extended three-bedroom detached family home, situated in a highly sought-after location just a stone's throw from all the wonderful amenities Eaton Village has to offer. The interior boasts an inviting atmosphere, with potential for personalised improvements -an exceptional opportunity for the new owner to truly make it their own. As you step inside, you are welcomed into a bright and airy sitting room, featuring a cosy living flame effect fireplace, providing an ideal space to unwind. The ground floor also includes a spacious dining room with patio doors seamlessly connecting to the garden, a well-equipped kitchen, a modern shower room, and a convenient lean to. On the first floor you will find three bedrooms, shower room and WC off landing. Outside, the property offers driveway parking, a versatile garage/store, and a delightful lawned rear garden. Nearby, there are plenty of scenic walks to enjoy, including routes around the UEA lake and Eaton Park. Offered for sale with no onward chain.

Entrance Porch

Dark wood effect upvc entrance door with side panelled windows, tiled floor and panelled glazed door to entrance hall.

Entrance Hall

Stairs to first floor, built-in cupboard and two radiators.

Sitting Room 21'3 x 10'9 (6.48m x 3.28m)

Large double glazed window to front aspect, electric living flame effect fire with surround, radiator, folding glazed doors to dining room and door to kitchen.

Dining Room 13'10 x 10'9 (4.22m x 3.28m)

Patio doors opening to the garden and radiator.

Kitchen 12'7 x 8'3 (3.84m x 2.51m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, built in double electric oven with inset gas hob and extractor hood over, built in dishwasher, built in washing machine, fridge freezer, built in pantry cupboard, double glazed window to rear aspect and door to side passage.

Lean To

Ideal space for an indoor/outdoor drying area, with doors providing access to both the front and rear of the property.

Shower Room

Modern suite comprising walk in shower cubicle with electric shower over, wash hand basin set in vanity unit with mixer tap, WC, chrome towel rail, fully tiled walls and double glazed window to side aspect.

First Floor Landing

Double glazed window to side aspect and doors to all first floor rooms.

Bedroom 12'1 x 11'10 (3.68m x 3.61m)

Double glazed window to front aspect, three fitted double wardrobes and radiator.

Bedroom 11'10" + wardrobe x 8'7" (3.61m + wardrobe x 2.62m)

Double glazed window to rear aspect, storage cupboard, further cupboard housing the central heating boiler, and radiator.

Bedroom 11'8 x 9'4 (3.56m x 2.84m)

Double glazed window to front aspect and radiator.

Shower Room

Suite comprising corner shower cubicle, wash hand basin with mixer tap, wall cupboard, heated towel rail and double glazed window to rear aspect.

Cloakroom

WC, wall mounted wash hand basin, tiled splashback and double glazed window to rear aspect.

Front Garden

Open lawned garden with shingle borders and driveway parking for two cars leading to the garage.

Garage / Store

Useful space for storage, with power and light.

Rear Garden

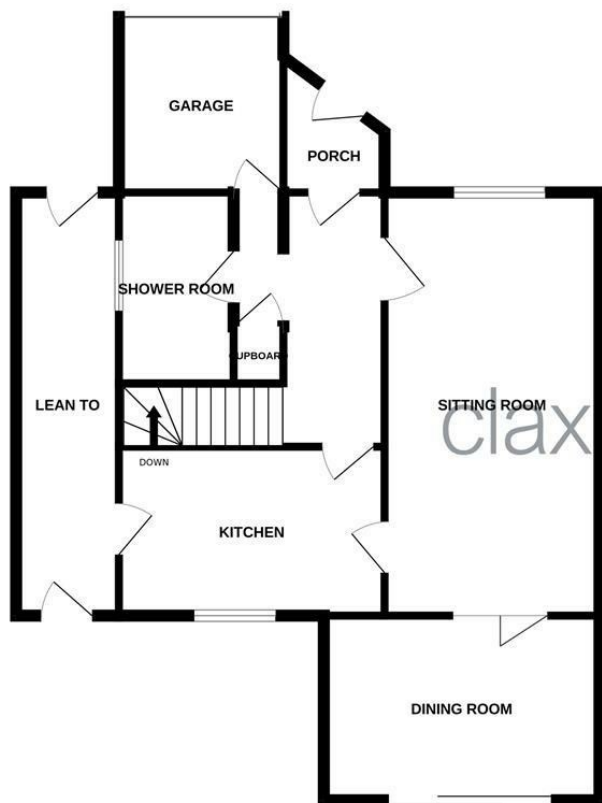
Fully enclosed by fencing and laid predominately to lawn and patio with various trees, plants and shrubs.

Agents Note

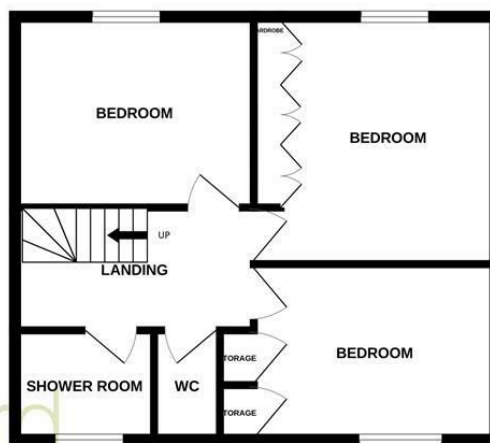
Council Tax Band D



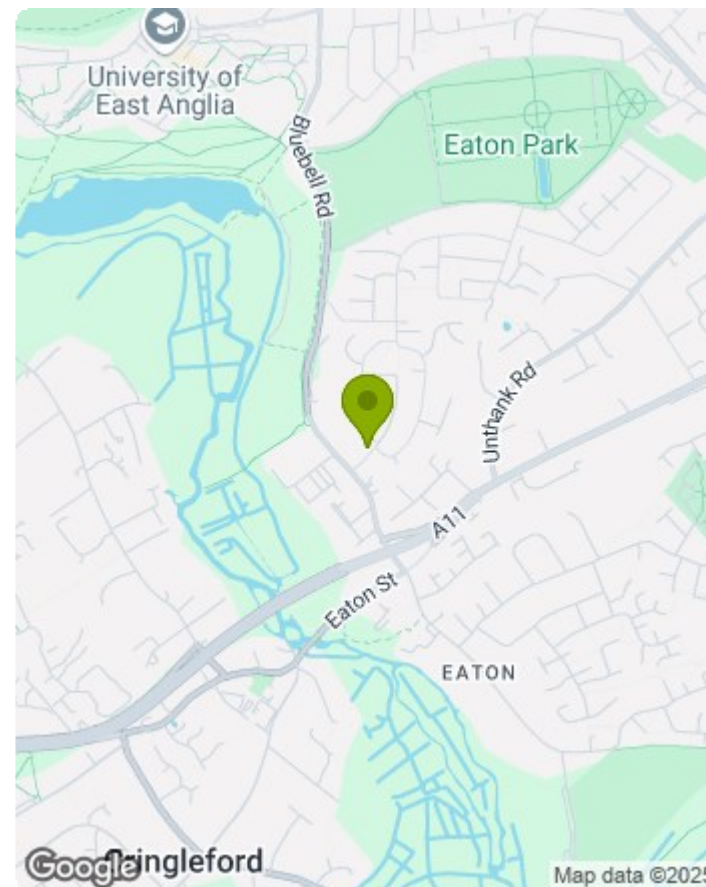
GROUND FLOOR



FIRST 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.
Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002

Email: norwich@claxtonbird.co.uk

www.claxtonbird.co.uk

claxtonbird
residential

