

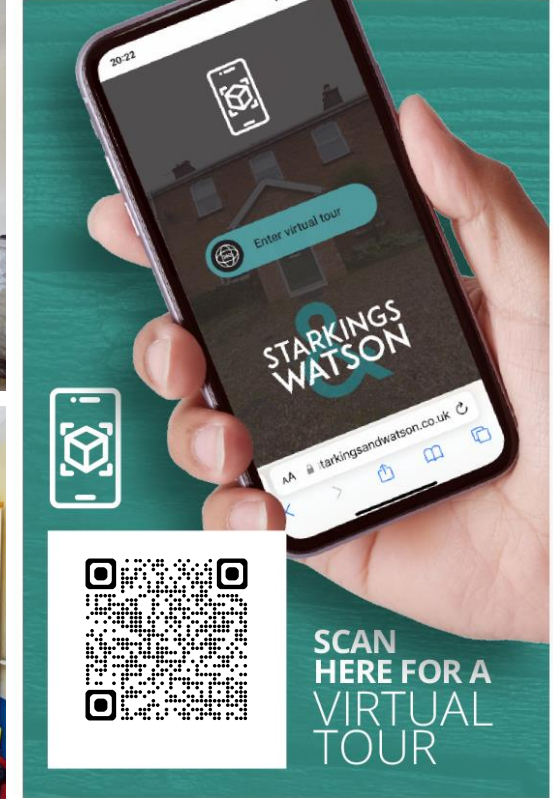
BEK CLOSE

# Eaton, Norwich NR4 7NT

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Detached Bungalow
- South Facing Gardens
- Over 1000 Sq. ft (stms)
- Flexible Layout
- Two Reception Rooms
- Up to Four Bedrooms
- Walking Distance to Amenities
- Ample Parking

### IN SUMMARY

Occupying a HIGHLY DESIRABLE LOCATION with SOUTH FACING GARDENS, this EXTENDED and MODERNISED detached bungalow enjoys a LIGHT and BRIGHT FEEL, with a wealth of AMENITIES close by. With a VERSATILE INTERIOR, the accommodation leads from a PORCH and HALL ENTRANCE, including the 16' SITTING ROOM. The FOUR BEDROOMS include one off the sitting room and three of the halls, with one used as a HOME OFFICE/STUDY. The SEPARATE W.C is a useful addition alongside the SHOWER ROOM which is complete with TILED SPLASH BACKS and AQUA BOARD PANELLING. The KITCHEN sits to the rear of the property, with BUILT-IN STORAGE, integrated cooking appliances, an OPEN PLAN DINING ROOM with PATIO DOORS to the garden, and useful UTILITY ROOM. The GARDEN is PRIVATE and landscaped, including a raised lawn and brick weave patio.

### SETTING THE SCENE

Set back from the road, a block paved driveway offers tandem parking, with an adjacent low maintenance

shingled frontage. Gated access leads to the rear, with a step to the porch entrance.

### THE GRAND TOUR

A useful meet and greet space, the tiled porch offers space for coats and shoes, with a door into the hall entrance. With a loft access hatch, doors lead off the living and bedroom accommodation. Starting with the W.C, a modern white two piece suite can be found with tiled splash backs and built-in storage. The sitting room has two doors from the hall, centred on a picture window to front, feature fireplace, and wood effect flooring. A further door leads to a dual aspect bedroom with fitted carpet. Back to the hall, the study/bedroom is a flexible space with a window to side. Heading down the hall, two further bedrooms can be found, with wood effect flooring. Servicing the bedrooms is the shower room, neatly tiled and finished with Aqua board splash backs, alongside a rainfall shower, and vanity unit including storage. The kitchen sits to the rear, with built-in storage, inset electric ceramic hob, built-in eye level electric oven, space for general white goods, with wood effect flooring flowing into the dining area. There is ample space for a dining table, with patio doors opening to the garden. Extending the storage space, the utility room offers a work surface, space for a laundry appliance, door to front and rear.

### THE GREAT OUTDOORS

Heading outside, the garden is mainly raised and within a low level brick wall, which is mainly laid to lawn. Enclosed with timber panelled fencing, mature



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planted borders can be found to all sides, with steps to the brick weave patio which leads from the living space. A further patio can be found to the side, with gated access to the front.

#### OUT & ABOUT

Properties situated within close proximity to the Centre of Norwich offer a wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

#### FIND US

Postcode : NR4 7NT

What3Words : ///blend.crowd.save

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area  
1014.68 ft<sup>2</sup>  
94.27 m<sup>2</sup>

