



Brentwood, Norwich - NR4 6PN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Brentwood

Norwich

NO CHAIN. This modern DETACHED family home extends to some 1060+ Sq. ft (stms) offering an ENCLOSED LAWNED WALLED GARDEN, tandem driveway and GARAGE - all within CLOSE PROXIMITY to the City Centre and A11, with VILLAGE AMENITIES on the door step! With a WELL KEPT INTERIOR, the property offers a HALL ENTRANCE, study, dual aspect 16' SITTING ROOM with FRENCH DOORS to rear, cloakroom, and OPEN PLAN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. The first floor offers a GALLERIED LANDING, with doors to FOUR BEDROOMS including the MAIN BEDROOM with BUILT-IN WARDROBES and EN SUITE shower room, and further family bathroom, The property is finished with uPVC DOUBLE GLAZING, gas fired central heating and SOLAR PV for hot water.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- 1120+ Sq. ft (stms) Detached Family Home
- 16' Kitchen/Dining Room with Appliances
- Dual Aspect Sitting Room with French Doors
- Separate Study & W.C
- Four Bedrooms
- En Suite & Family Bathroom
- Enclosed Walled Gardens
- Tandem Driveway & Single Garage

Situated in the sought after location of Eaton with a wealth of local amenities close by including shops, supermarkets, schooling, golf course, good transport links to the A47 and A11 and local bus routes to the City Centre. There is also excellent access to the Norfolk and Norwich University Hospital.

SETTING THE SCENE

Enclosed wrought iron railings house the lawned front garden and mature hedging, with a hard standing pathway to the main entrance. The parking can be found to the rear, where the drive leads to the garage.



THE GRAND TOUR

Once inside, the entrance hall includes stairs rising to the first floor landing with wood effect flooring and useful built-in storage below, with doors leading to the main living space and kitchen. Starting at the kitchen, this dual aspect room includes a range of wall and base level units with integrated cooking appliances including an inset gas hob and stainless steel splashback with extractor fan, and built-in eye level electric double oven. The integrated fridge freezer and dishwasher are also included with tiled flooring underfoot and space for a dining table. Recessed spotlighting can be found above with a door taking to the rear garden. The dual aspect study enjoys windows to front and side with built-in storage and wood effect flooring underfoot. A ground floor W.C with the white two piece suite and tiled splashbacks leads from the hall entrance, with the sitting room sitting at the rear with dual aspect views via side and rear facing windows, and French doors leading to the rear garden - finished with wood effect flooring underfoot and ample space for soft furnishings.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with doors taking you to the four bedrooms all of which are finished with fitted carpet. The main bedroom includes a built-in double wardrobe with dual aspect windows enjoying views over the green space. The private en suite shower room includes a thermostatically controlled shower, heated towel rail and half tiled walls and tiled splashbacks. The family bathroom is finished with a white three piece suite including a shaped panelled bath and thermostatically controlled shower, matching glazed shower screen, and half tiled walls with tile splashbacks and a heated towel rail.

FIND US

Postcode : NR4 6PN

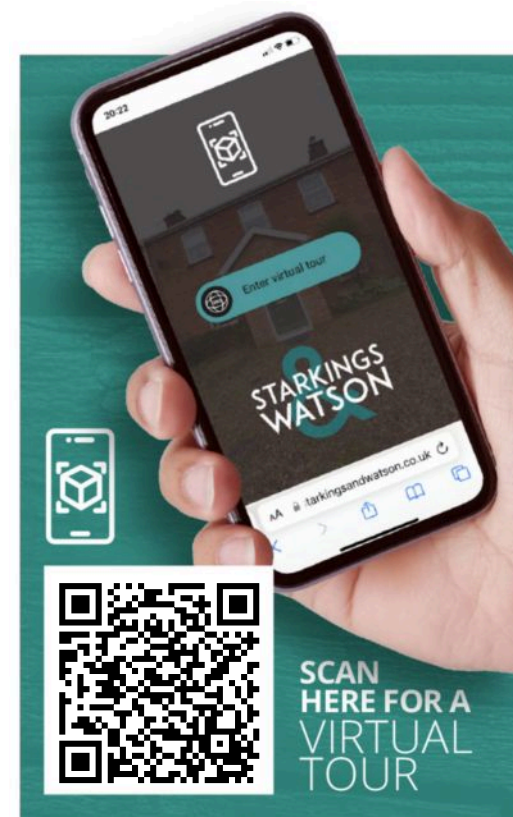
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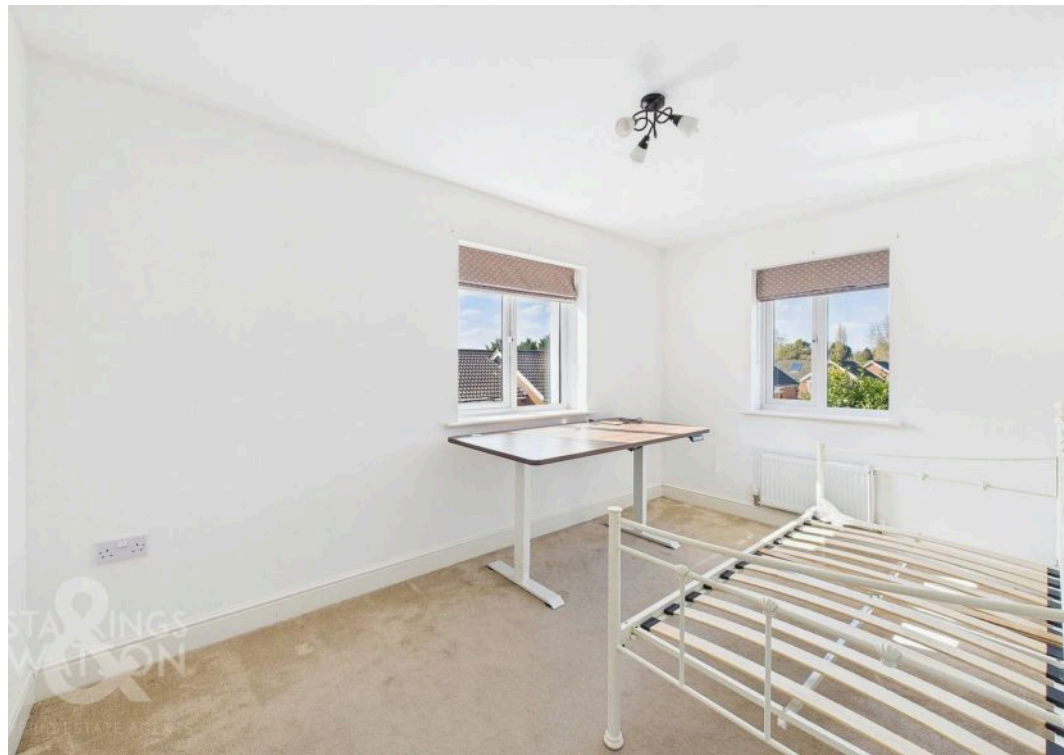
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge is due for the upkeep of communal green space.







THE GREAT OUTDOORS

Leaving the property via the sitting room French doors, a largely lawned garden can be found with hard standing footpath leading to the rear boundary. The garden is enclosed with timber fence and brick built boundaries, with a gated access leading to the driveway and garage. The garage offers an electric up and over door to front, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1069.5 ft²

99.36 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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