



Brentwood, Norwich - NR4 6PN





## Brentwood

Eaton, Norwich

NO CHAIN. OVERLOOKING GREEN SPACE, this modern DETACHED family home extends to some 1120+ 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 PORCH and 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

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





Cringleford is within four miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

#### SETTING THE SCENE

Overlooking green space, the property sits on a private driveway with the parking and garage located to the rear of the property. Mature hedging can be found to front offering high degree of privacy with access leading to the main porch entrance.

#### THE GRAND TOUR

Once inside, the porch includes tiled flooring underfoot with double glazed windows to front and side, with a further door taking you to the formal entrance hall. Stairs rise to the first floor landing with exposed timber treads 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 wood effect 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 views over green space 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, newly laid wood effect flooring runs around the landing and 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 wood effect flooring. 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 splash-backs. 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

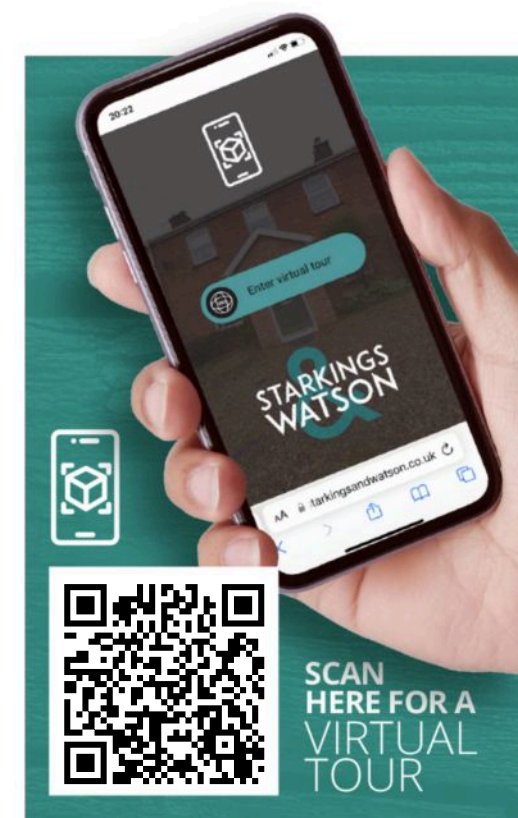
What3Words : ///remove.strike.shave

#### VIRTUAL TOUR

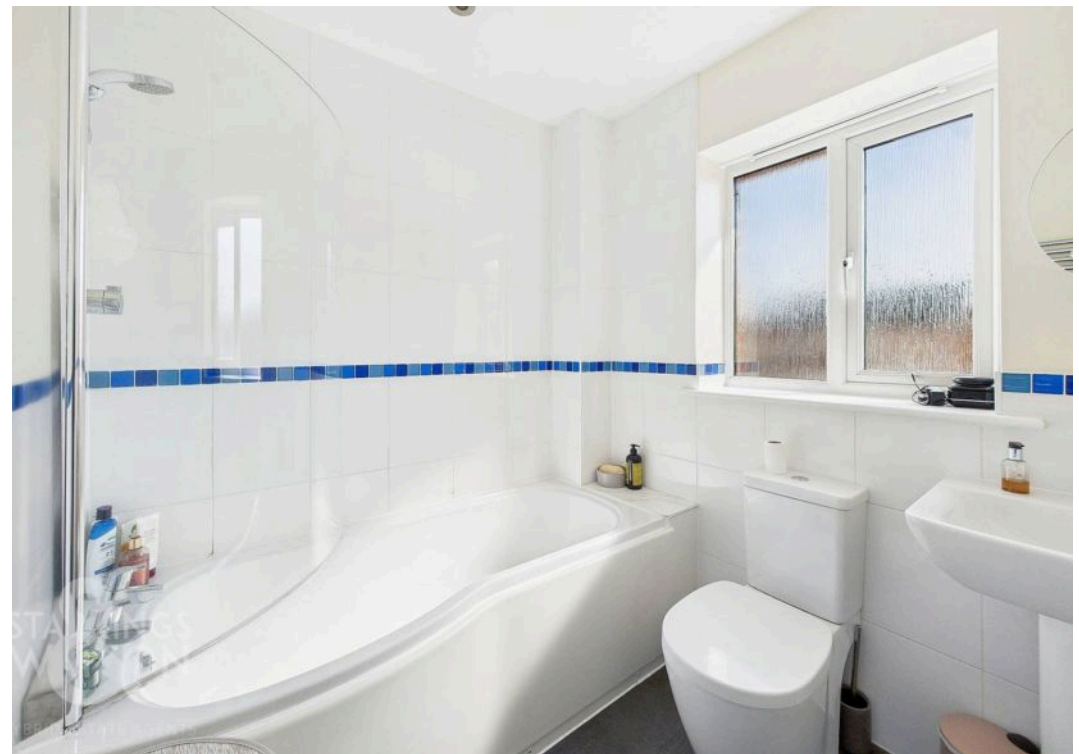
View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

An annual service charge is due for the upkeep of communal green space. The garage is held on a separate title deed.







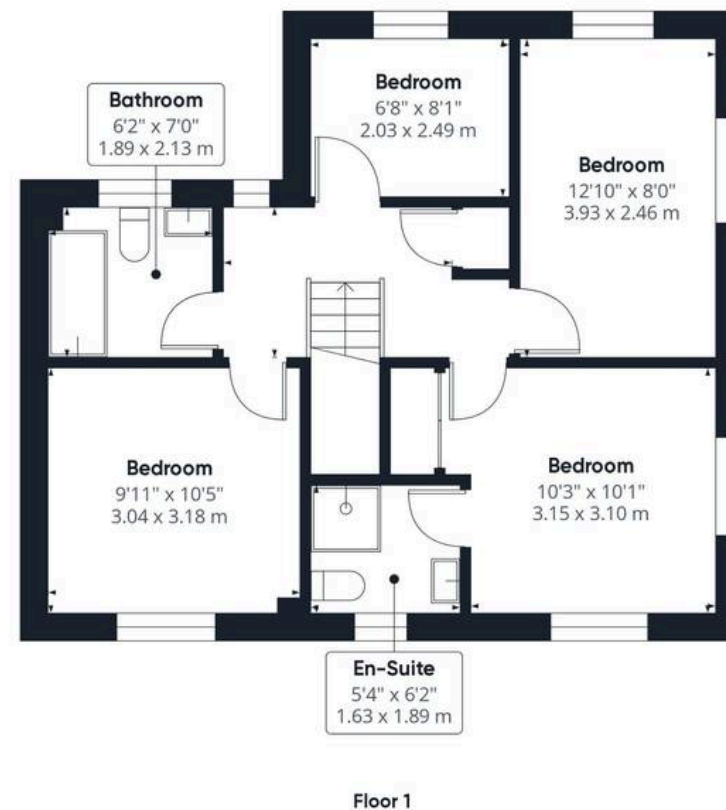
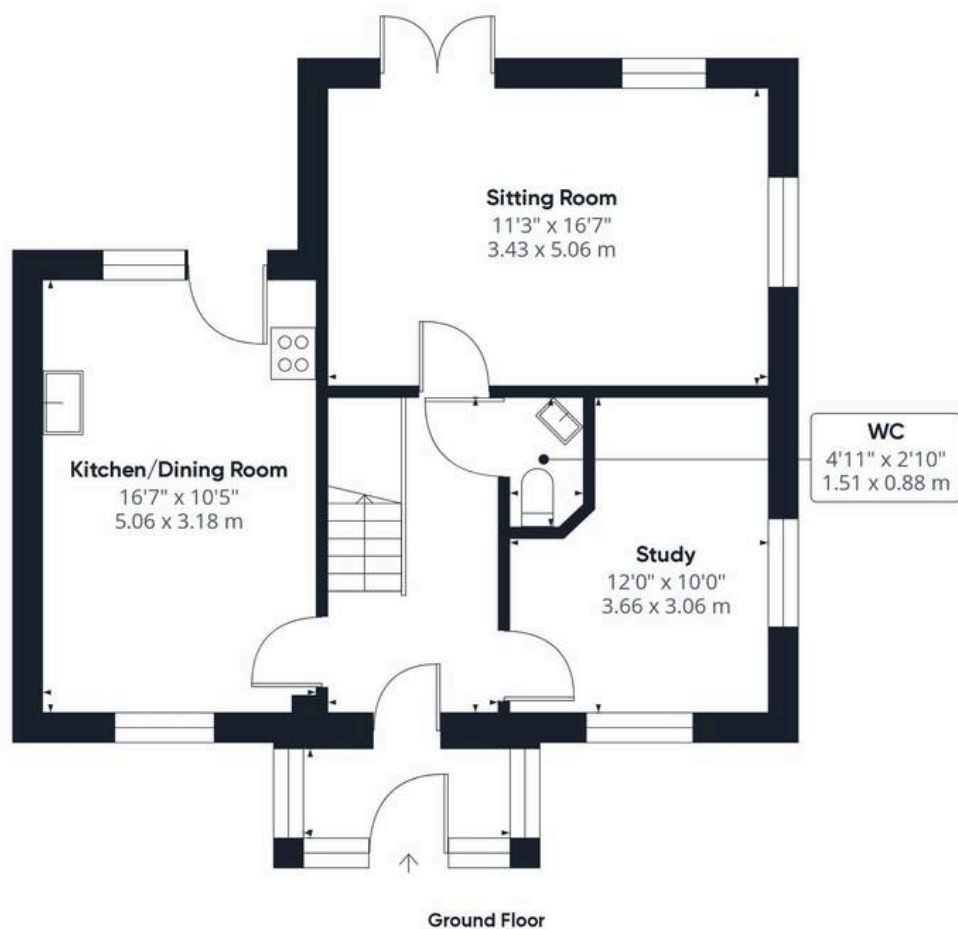




## THE GREAT OUTDOORS

Enclosed with brick walling to two sides offering a high degree of privacy with a section of timber panel fencing to the other, the garden is laid to lawn and includes a patio seating area which leads from the sitting room French doors. A variety of planting and shrubbery can be found, with a gated access leading to the driveway and garage beyond. The garage includes an electric up and over door to front, power and lighting.





**Approximate total area<sup>(1)</sup>**  
1121.06 ft<sup>2</sup>  
104.15 m<sup>2</sup>

(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.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.