



Lindford Drive, Norwich - NR4 6LR





## Lindford Drive

Norwich

Set in the highly SOUGHT AFTER EATON area, this DETACHED HOUSE offers a versatile and UNIQUE layout. Opening to a HALLWAY ENTRANCE with stairs rising to the first floor with convenient integral storage beneath. The heart of the home boasts an OPEN PLAN SITTING & DINING ROOM, enjoying a DUAL ASPECT with high gloss walnut wood flooring running underfoot, the end of the hall leads to the FULLY FITTED KITCHEN offering tiled flooring and ample storage space. Beyond to the 19' REAR ASPECT SUNROOM, offering panoramic views of the garden. The first floor hosts THREE BEDROOMS and a three piece FAMILY BATHROOM off the landing, the ladder drops down revealing a second floor 20' UNIQUE ATTIC ROOM CONVERSION, a versatile space with VELUX WINDOWS and plentiful EAVES STORAGE. Externally, parking is ensured with a DRIVEWAY & GARAGE, and an OUTSIDE STORAGE CUPBOARD. To the rear, sliding FRENCH DOORS open to the PRIVATE & FULLY ENCLOSED REAR GARDEN, a perfect place for relaxation and entertainment.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached House
- Open Plan Sitting & Dining Room
- 19' Rear Aspect Facing Sunroom
- 20' Unique Attic Room Conversion
- Three Bedrooms & Family Bathroom Off Landing
- Driveway Parking, Garage & Outside Storage Cupboard
- Private & Fully Enclosed Rear Garden
- Highly Sought After NR4 Eaton Area

The village of Eaton is situated South of the Cathedral City of Norwich. This popular and thriving village provides easy access to both the A11 and A47 whilst being in close proximity to both the UEA and Norfolk and Norwich University Hospital. The village boasts regular bus links to Norwich, a popular primary school, a variety of shops including the supermarket Waitrose, Opticians, two public houses/restaurant, and parish church. Various children's play areas are located nearby, with Eaton Golf Club, Eaton Vale Scout Group are in close proximity whilst walks over Marston Marshes and the River Wensum can be enjoyed close by.



## SETTING THE SCENE

The property can be found set back from the road, with a paved driveway leading up to the garage on the left hand side with a low level brick wall enclosed frontage offering a shingle garden and colourful plantings. A handful of shallow steps lead up to the main entrance at the front of the property under an open porch with an adjacent outside storage cupboard.

## THE GRAND TOUR

Stepping inside, the welcoming hallway is light and bright offering stairs rising into the first floor with generous integral storage beneath. To the right, the open sitting and dining room enjoys a dual aspect from uPVC double glazed windows and offers stunning high gloss walnut wood flooring underfoot. The room is centred around a feature fireplace and allows for a range of soft furnishing layouts and formal dining space. At the end of the hallway, tiled flooring runs underfoot to the fully fitted kitchen, offering base storage cupboards with space for an oven with an extractor above, a tiled splashback surrounds and ample space is available for further storage and shelving. At the end of the room, a door opens to the 20' sunroom offering panoramic views of the garden, with ample room for soft furnishings in addition to white goods including fridge, freezer and washing machine.

Ascending the stairs to the carpeted first floor landing, the hatch above opens to the second floor and an airing cupboard is located centrally. Doors open to three bedrooms, the smallest bedroom sits towards the front of the home with continued carpeted flooring and a radiator making an ideal single room or study space. The 12' main bedroom enjoys a front facing aspect with large fitted wardrobes to one side. The second room allows space for a large double bed in addition to further storage furniture. The three piece family bathroom, also accessed from the landing, offers convenience with a shower over the bath and a primarily tiled splashback.

Completing the accommodation, the drop down ladder allows access to the second floor loft room. The space enjoys plenty of natural light from large Velux opening windows, with plentiful eaves storage on either side, this versatile room could be an ideal study space and is currently used as a music studio.

## FIND US

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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with brick wall and timber panel fencing, initially offering a flagstone patio and further raised patio space perfect for outdoor furniture to enjoy the summer months. A rear door provides access to the garage whilst a side passageway leads to the front of the property. The remainder of the garden is predominantly laid to lawn with a well established tree to the foot of the garden.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1153 ft<sup>2</sup>

106.9 m<sup>2</sup>

**Reduced headroom**

84 ft<sup>2</sup>

7.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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