



Lowther Road, Norwich - NR4 6QN





## Lowther Road

Norwich

This DETACHED FAMILY HOME in Eaton Rise exudes MODERN CHARM with its UPDATED INTERIOR spanning over approximately 1230+ Sq. ft (stms). Upon entering, a WARM and INVITING PORCH leads to a spacious hall with WOOD BLOCK FLOORING and conveniently located W.C. The 14' DUAL ASPECT SITTING ROOM boasts ample natural light, while the property also features separate DINING and GARDEN ROOMS - enjoying FANTASTIC VIEWS. The RE-FITTED KITCHEN showcases stunning SOLID WOOD SURFACES and space for appliances, making it a delightful space for culinary adventures. Upstairs, THREE BEDROOMS are equipped with BUILT-IN STORAGE, along with the MODERNISED SHOWER ROOM with AQUA BOARD SPLASH BACKS and a TOWEL RAIL. Step outside and immerse yourself in THE GREAT OUTDOORS! The rear garden is a sanctuary of TRANQUILITY, offering a rich variety of MATURE PLANTING and SHRUBBERY set against timber panel fencing for privacy. The garden also features a lawn, dotted with TREES and a greenhouse nestled in the far corner, and additional storage including the GARAGE and BRICK SHED.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home in Eaton Rise
- Updated & Modernised Interior
- Approx. 1230+ Sq. ft (stms)
- Welcoming Porch & Hall Entrance with W.C
- Re-fitted Kitchen with Solid Wood Surfaces
- 14' Dual Aspect Sitting Room
- Separate Dining & Garden Rooms
- Three Bedrooms with Built-in Storage

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

With a low level brick wall to front, a tarmac driveway offers tandem parking with a brick-weave front pathway complete with a plum slate bed including a range of mature shrubbery and hedging. A carport offers further parking with access to the garage and gated rear garden.





## THE GRAND TOUR

Heading inside, the porch entrance is finished with tiled flooring for ease of maintenance, with a door taking you to the main entrance hall complete with attractive wood block flooring with stairs rising to the first floor landing and useful built-in storage cupboard. On the ground floor, the W.C offers a two piece suite with tiled splash-backs ideally located for family living. The main sitting room sits adjacent with a feature fireplace creating a focal point to the room, with fitted carpet and dual aspect windows facing to front and side. The dining room is open plan complete with wood flooring underfoot, with a large side facing window, door to kitchen and double doors opening up to the garden room - extending the living space. The garden room offers fantastic views with triple aspect windows, tiled flooring and a door taking you outside. The kitchen completes the property having been newly fitted and updated to include an extensive range of wall and base level units, with open shelving, integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. The solid wood work surfaces are complemented by tiled splash-backs with space provided for a fridge freezer and washing machine. A pantry style cupboard sits to one corner with a door to the hall entrance and door to the carport.

Heading upstairs, the carpeted landing offers a side facing window and built-in airing cupboard with doors leading to the three bedrooms. The larger of the bedrooms enjoys a dual aspect view to rear including built-in wardrobes, with a second bedroom facing to the front with further dual aspect windows and a built-in wardrobe, and the third bedroom including a storage cupboard over the stairs. Completing the property is the shower room which has been updated and modernised to include a walk-in shower cubicle with aqua-board splash-backs and twin head thermostatically controlled rainfall shower, with tiled splash-backs, wood effect flooring and heated towel rail.

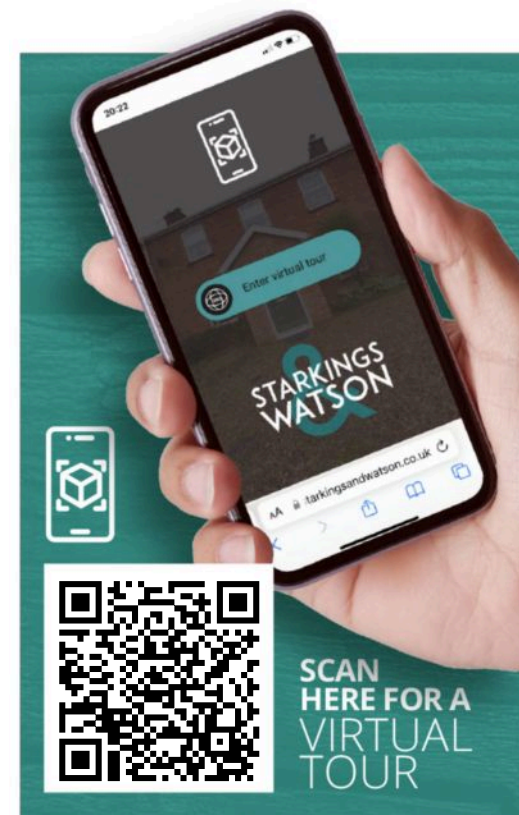
## FIND US

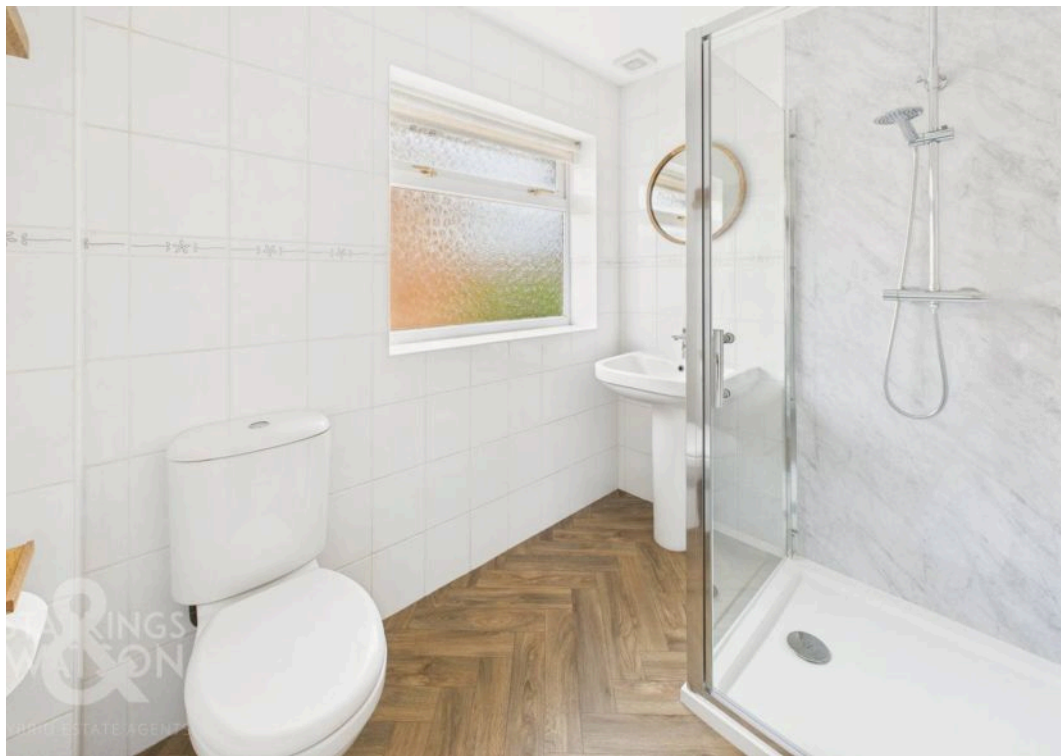
Postcode : NR4 6QN

What3Words : ///also.voters.things

## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

The rear garden offers an extensive range of mature planting and shrubbery, with timber panel fencing to most borders along with a large patio area which sweeps across the garden room. Mainly to lawn, the garden is private and secluded, and includes various trees and a greenhouse at the far corner. The garage is accessed via double timber doors to front with power and lighting installed, along with a useful brick built shed to the side.





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

1236 ft<sup>2</sup>

114.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@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.