



Eddington Way, Easton - NR9 5FD





## Eddington Way

Easton, Norwich

Located within the desirable locale of Easton close to Norwich, this excellent THREE BEDROOM link-detached home offers the perfect blend of modern living and convenience. Situated in a popular development, this charming home built by the renowned NORFOLK HOMES boasts a wealth of features including DRIVEWAY PARKING and an integral garage. Step inside to discover a welcoming sitting room with a fireplace, creating a cosy atmosphere ideal for relaxing evenings. The heart of the home is the spacious KITCHEN/DINER offering direct access to the garden, perfect for hosting gatherings with family and friends. Upstairs, THREE WELL APPOINTED BEDROOMS with storage and two bathrooms provide ample space for a growing family or professionals. Completing the accommodation is the w/c on the ground floor. With private rear gardens to the rear, this property is the ideal choice for those looking to make their first step onto the property ladder or for a growing family.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Link-Detached Home
- Popular Development Within Easton
- Driveway Parking & Integral Garage
- Sitting Room With Fireplace
- Kitchen/Diner Opening Onto The Garden
- Three Bedrooms & Two Bathrooms
- Private Rear Gardens
- Ideal First Time Purchase

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

#### SETTING THE SCENE

Approached via the small cul-de-sac you will find block paved driveway parking to the front suitable for a vehicle which then leads to the garage with up and over door. To the front there is further shingled areas and hedging as well as iron fencing. There is a pathway leading to the main front door.



## THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway with stairs ahead and the W/C to the right. Heading through the door, you will find the main sitting room with a focal fireplace housing a gas fire and window to the front as well as understairs cupboard. There is an attractive arch leading through to the kitchen/diner to the rear of the house with a modern kitchen offering a range of fitted wall and base level units and rolled edge worktops over. There is an integrated electric oven/grill with gas hob and extractor fan over with space for all other white goods free standing. The dining end of the kitchen provides double door access onto the rear garden.

Heading up to the first floor landing there is a double airing cupboard as well as loft hatch access. Three bedrooms can be found off landing all of which are a decent size and all three have fitted wardrobes. The main bedroom offers an en-suite shower room whilst there is also a family bathroom with bath and shower over.

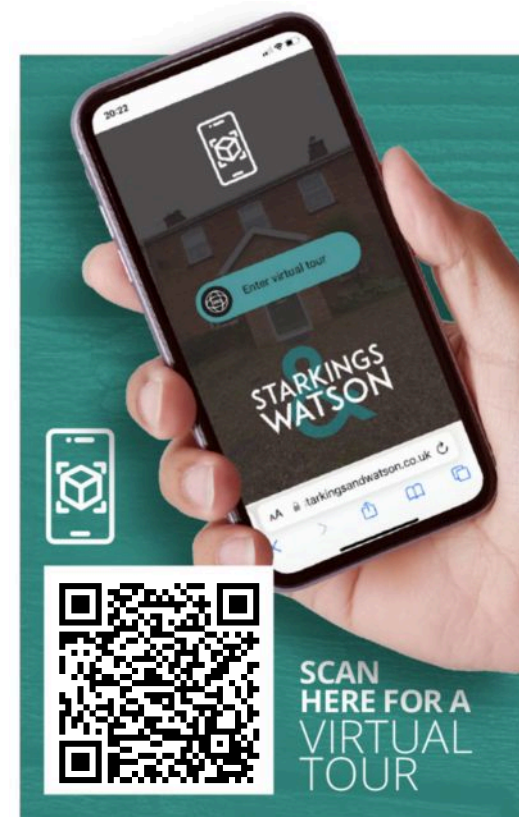
## FIND US

Postcode : NR9 5FD

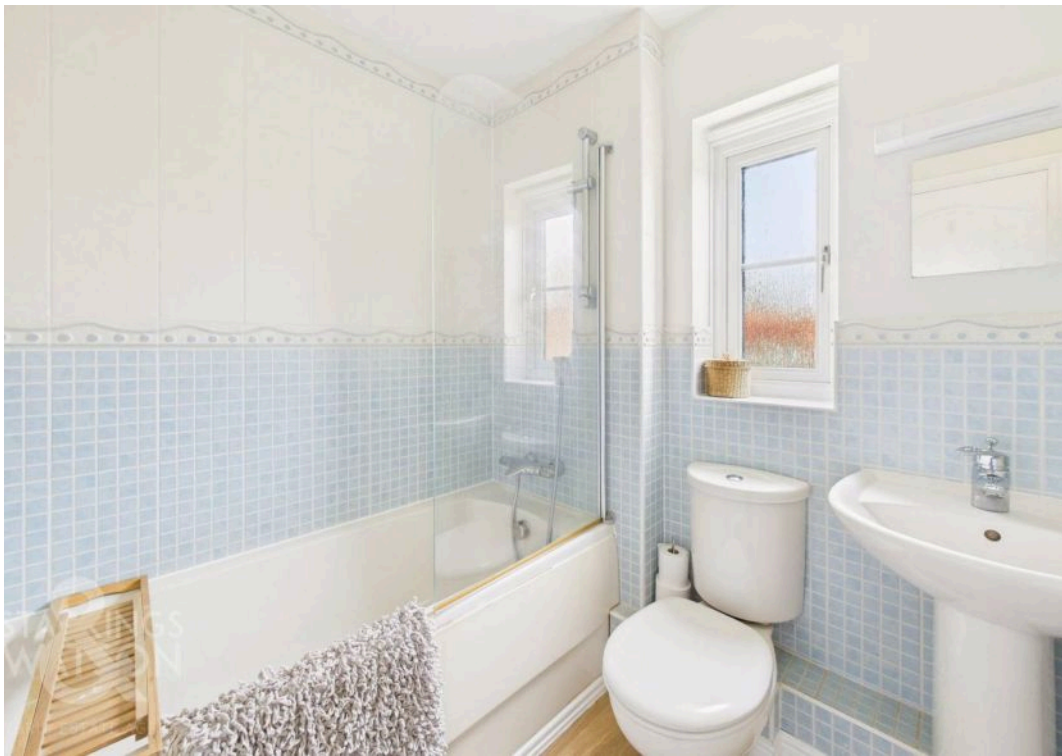
What3Words : [///public.exonerate.gadgets](https://www.what3words.com/public/exonerate.gadgets)

## VIRTUAL TOUR

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







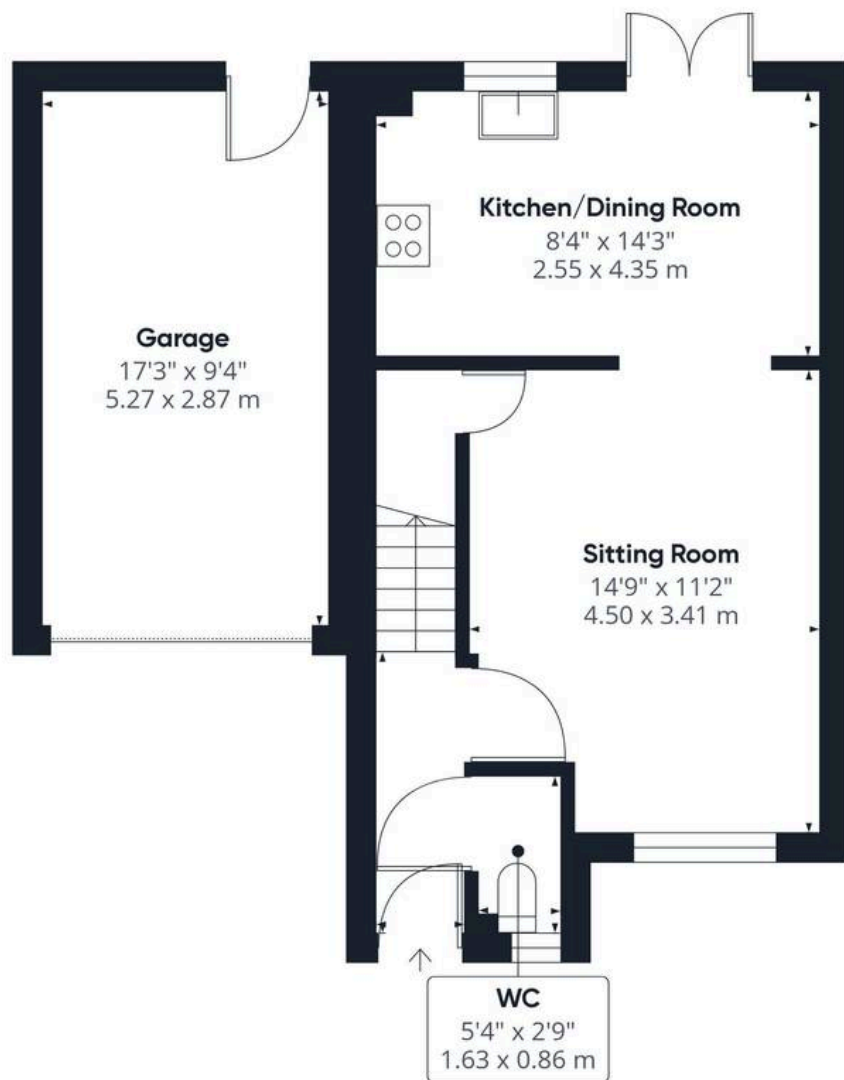




## THE GREAT OUTDOORS

To the rear a private lawned garden awaits with a patio ideal for a table and chairs. The lawn gives way to further planning areas to the rear as well as timber fencing enclosing the space. There is a rear door into the garage as well as a side gate to the passage leading to the frontage.





Ground Floor



Floor 1

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

939.9 ft<sup>2</sup>  
87.32 m<sup>2</sup>

**Reduced headroom**

3.23 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360





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