

# Arnolds | Keys



**72 Abinger Way, Eaton, Norwich, NR4 6LJ**

**Offers In Excess Of £285,000**

- Three Bedroom Linked Detached House
- Lounge/Diner
- Gas Central Heating
- Enclosed Walled Garden
- Close to Eaton Golf Club
- UPVC Double Glazing
- Garage and Off Road Parking
- Good Access for City, N&N, UEA, A47 and A11.

# 72 Abinger Way, Eaton NR4 6LJ

This well presented three bedroom link detached house is just moments from Eaton Golf Club and benefits from excellent transport links right at its doorstep. The property features a spacious lounge/diner with patio doors leading to an enclosed walled garden, a well equipped kitchen, three bedrooms, and a family bathroom with an electric shower. Additional highlights include a garage, off road parking, UPVC double glazing, and gas central heating. The location offers convenient access to the city centre, N&N Hospital, UEA, John Innes Centre, A47, and A11.



Council Tax Band: C



## **DESCRIPTION**

This three bedroom link detached home is located near Eaton Golf Club. The house offers a generous lounge/dining area with patio doors opening to a private walled garden, a modern kitchen, three bedrooms, and a family bathroom. Additional features include a garage, off-street parking, UPVC double glazing, and gas central heating. The property is ideally situated for easy access to the city centre, with an hourly bus taking you into the city and to the hospital. The home is also a short walk from the local primary school, close to the N&N Hospital, UEA, John Innes Centre, local supermarket, as well as the A47 and A11.

## **ENTRANCE HALL**

External electric and gas meter cupboard, uPVC front with double glazed stained glass panels, the hallway has tiled flooring, stairs leading to the first floor landing, entrances to kitchen, living room and WC.

## **CLOAKROOM**

Tiled Floor, uPVC double glazed window with obscured glass, WC, radiator, enamel hand wash basin

## **KITCHEN**

Tiled flooring, wall and base units, fridge freezer, space for washing machine, gas oven, four ring gas hob with extractor hood over, combi boiler, radiator, stainless steel one bowl sink with drainer.

## **LOUNGE/DINER**

Carpeted, feature fireplace with marble effect surround and wooden mantle over, uPVC double glazed French doors leading to rear garden, uPVC double glazed window to front aspect, two radiators.

## **FIRST FLOOR LANDING**

Carpeted stairs, entrances to bathroom and all bedrooms, loft access, airing cupboard, passive airflow system connected to loft

## **BATHROOM**

Vinyl floor, radiator, panelled bath with electric shower over, WC, pedestal hand wash basin, uPVC double glazed windows with obscured glass.

## **BEDROOM ONE**

Carpeted, radiator, uPVC double glazed window to front aspect, built in wardrobes

## **BEDROOM TWO**

Carpeted, radiator, uPVC double glazed window to garden aspect, built in wardrobes

## **BEDROOM THREE**

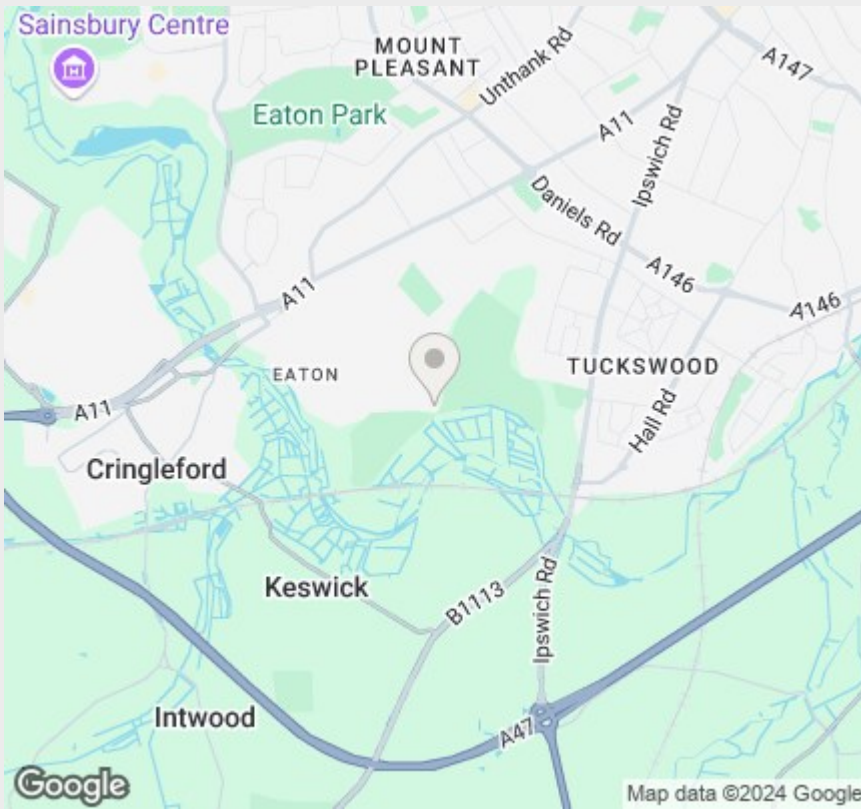
Carpeted, radiator, uPVC double glazed window to front aspect.

## **EXTERNAL**

To the front there is a small scrubbed area and a driveway which leads to the single garage, to the rear is a walled garden with side pedestrian gate.

## **AGENTS NOTES**

Freehold  
Gas fired central heating  
Mains drainage,  
Water and electricity connected  
Eaton golf club on your doorstep  
Council Tax: Norwich - Band C



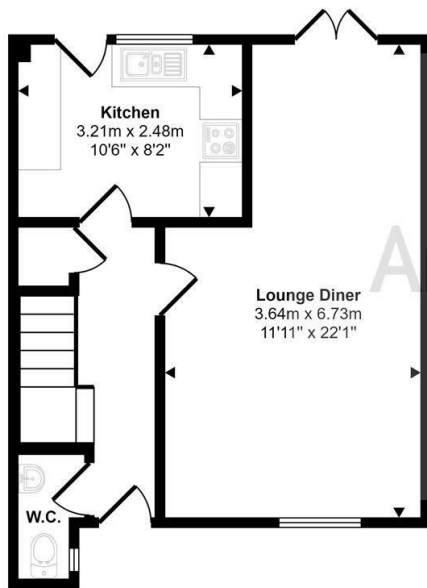
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

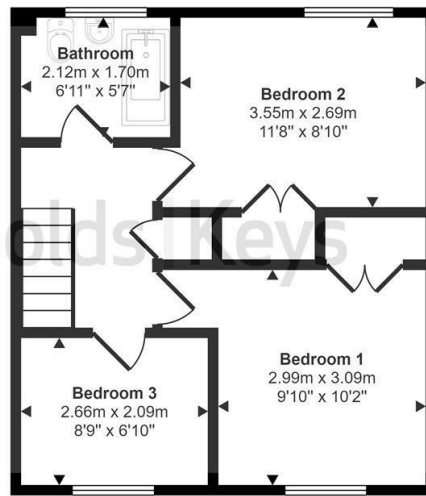
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

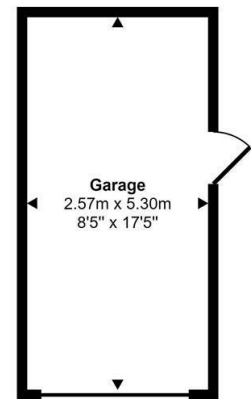
Approx Gross Internal Area  
92 sq m / 986 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 39 sq m / 417 sq ft



Garage  
Approx 14 sq m / 147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

