



29 EBBISHAM DRIVE

Eaton, Norwich, Norfolk, NR4 6HQ

HAMMOND
STRATFORD



FOR SALE

Offers In Excess Of £525,000



“4 bedroom detached home with annexe potential, a generous garden and off-road parking, situated within a popular location.”

THE FEATURES

- ✓ Viewing advised - call now!
- ✓ Well-presented, detached 4 bedroom home in the popular location of Eaton
- ✓ Annexe potential with bedroom, shower room and lounge – ideal for multigenerational living
- ✓ Modern kitchen/breakfast room featuring a separate formal dining room and utility
- ✓ Spacious lounge enjoying a feature fireplace and separate family room for added versatility
- ✓ 3 first floor bedrooms and an updated family bathroom with 3-piece suite
- ✓ Gas central heating and double glazing
- ✓ Off-road parking for multiple vehicles to the front of the property
- ✓ Approx. 40' max. rear garden with lawn and patio seating area – ideal for entertaining or relaxing!
- ✓ Ideally situated for amenities, Eaton golf club, schools, city centre and major road links



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THE PROPERTY

Situated in the sought-after residential area of Eaton, this versatile 4 bedroom detached home offers generous family accommodation across two levels. Enjoying a flexible layout with annexe potential, modern kitchen, spacious lounge, further reception rooms and a generous rear garden, this well-presented property is ideal for families - call now to view!

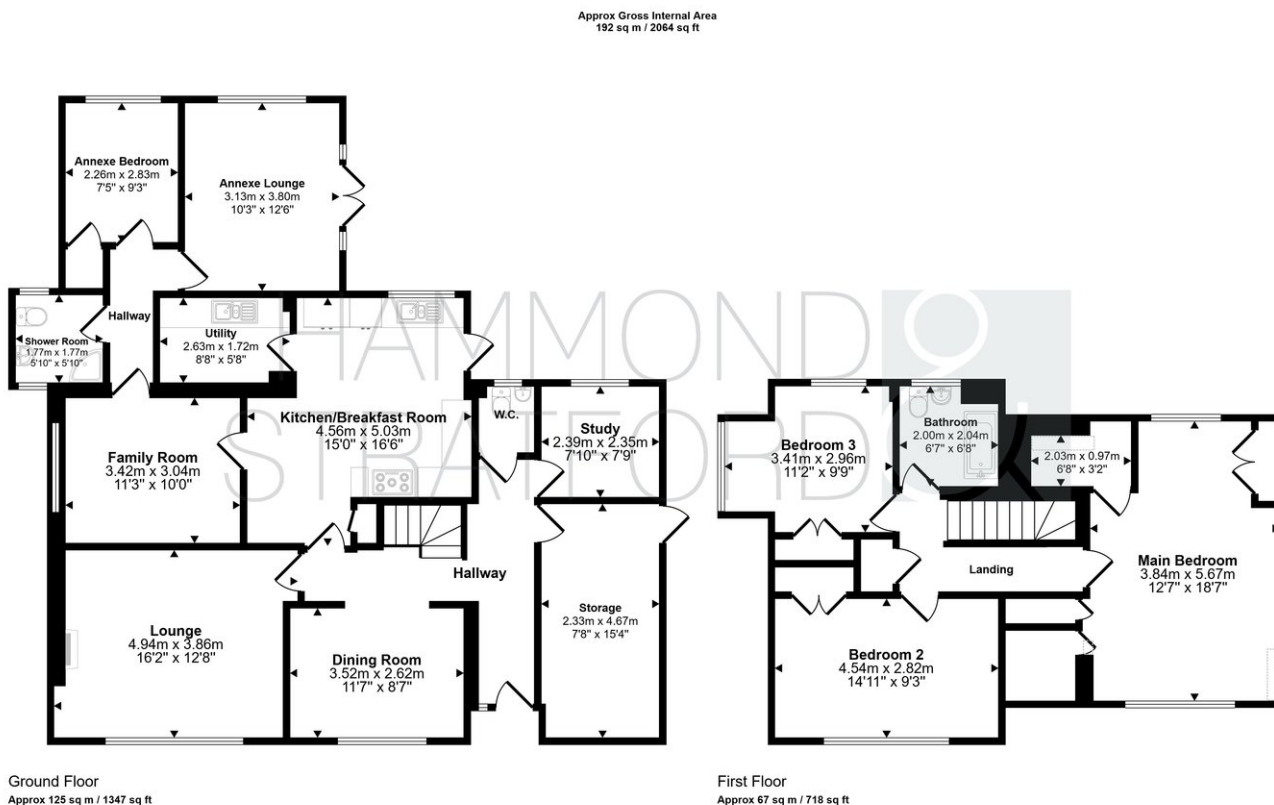
THE OUTSIDE

To the front of the property, a neatly maintained lawn spans the width of the plot, creating a welcoming kerb appeal. A driveway to the right-hand side provides ample off-road parking for multiple vehicles. The rear garden is fully enclosed and features a generous patio perfect for alfresco dining, with steps leading down to a lawned area. This family home is tucked away within the sought-after Eaton area, known for its excellent access to local amenities, schools and transport links into Norwich city centre.

THE AREA

Eaton is a highly sought-after suburb of Norwich, offering a perfect balance of village charm and urban convenience. Centred around a bustling village hub, Eaton boasts a range of independent shops, cafés, and pubs, along with everyday essentials like a supermarket, post office, and doctors' surgery. The area is well known for its green spaces—including the beautifully landscaped Eaton Park—excellent schools, and its close proximity to the University of East Anglia. Golf enthusiasts will also appreciate the presence of Eaton Golf Club, a prestigious and friendly members' club offering a scenic and challenging 18-hole course just moments from the village centre. With the city centre just 2 miles away and easy access to the A11 and A47, Eaton appeals to families, professionals, and retirees alike who value community spirit and a peaceful yet connected lifestyle. Its mix of period properties and modern homes adds to the area's enduring appeal.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From the traffic lights and crossroads in Eaton, turn down Church Lane, passing Waitrose on your right. Turn left onto Greenways, then right onto Ebbisham Drive. Follow the road round where the property can be found on the left-hand side before the turning onto Pyrford Drive.

TENURE

Freehold

LOCAL AUTHORITY

Norwich City Council

COUNCIL TAX BAND

D

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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