

william
h brown

Select

Broadhurst Road
Norwich
Norfolk



A FANTASTIC FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN IN AN EXTREMELY POPULAR LOCATION WITHIN NORWICH

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39 Broadhurst Road, Norwich, Norfolk, NR4 6RD

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RECEPTION HALL

With stained glass door in from the front aspect, stairs to the first floor and door to the sitting room.

SITTING ROOM

A generous double aspect room, with a focal point being provided by a living flame gas fitted in attractive surround. Alongside this fireplace the sitting room is open to the dining room.

DINING ROOM

Having glazed concertina doors to the garden/games room and door to the kitchen.

KITCHEN

Fitted with an extensive range of cream base units having oak work surfaces over, incorporating a breakfast bar, and inset 1½ bowl sink unit with drainer and mixer tap. Matching wall cabinets and glazed display cabinets. Fitted appliances include washing machine, tumble dryer and fridge freezer. Space for a range style cooker with stainless steel hood over. A window overlooks the rear garden and a door leads out the side aspect. Tiled floor which continues through to the garden/games room.

CLOAKROOM

With wc and hand wash basin.

GARDEN ROOM/GAMES ROOM

This lovely room has a large window overlooking the garden and skylight, sliding patio doors opening to the decked area.







OFFICE

Ideal for anyone working from home, a stained glass door opens to the front aspect. Door to garage.



LANDING

A wide landing with stairs up from the hall, window to the side aspect. Access to loft.

BEDROOM 1

With window to the rear aspect overlooking the garden. Mirrored wardrobes to one wall.



EN-SUITE

With shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under.

BEDROOM 2

With window to the front aspect.

BATHROOM

Fitted with contemporary suite comprising bath having shower and screen over, wc with concealed cistern and vanity hand wash basin with storage under.

BEDROOM 3

With window to the rear aspect overlooking the garden. Fitted vanity hand wash basin with storage under.

BEDROOM 4/GYM

With window to the front aspect, fitted wardrobes to one wall.





fencing and hedging and include a number of mature trees.

The hot tub could be available by negotiation.

EPC

Current: D

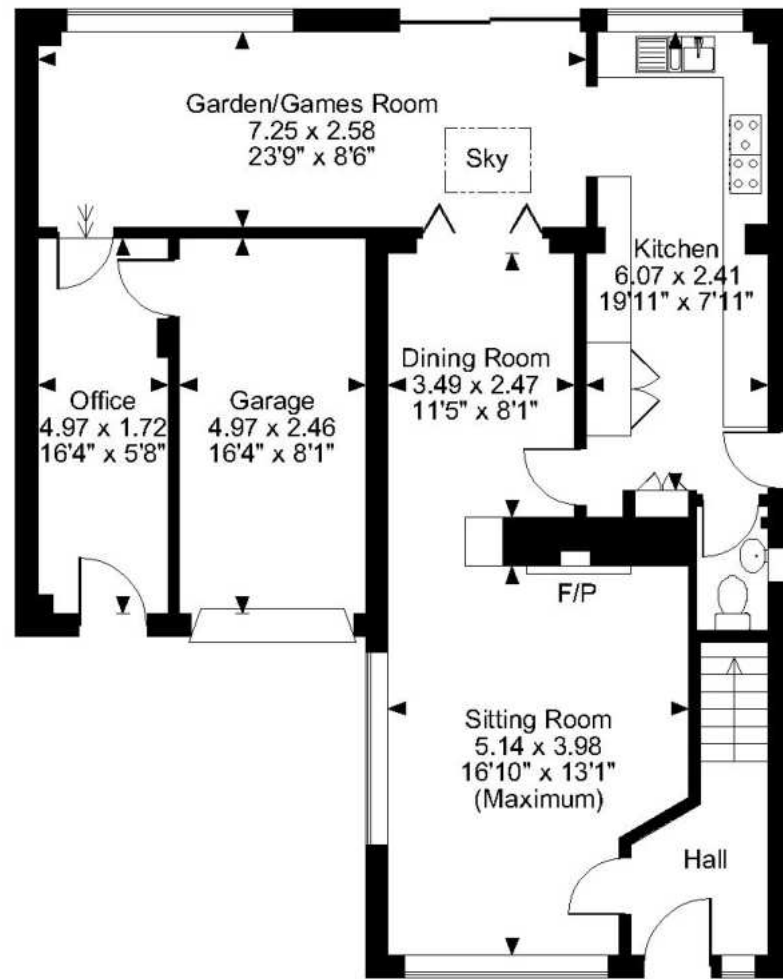
Potential: C

EXTERNAL

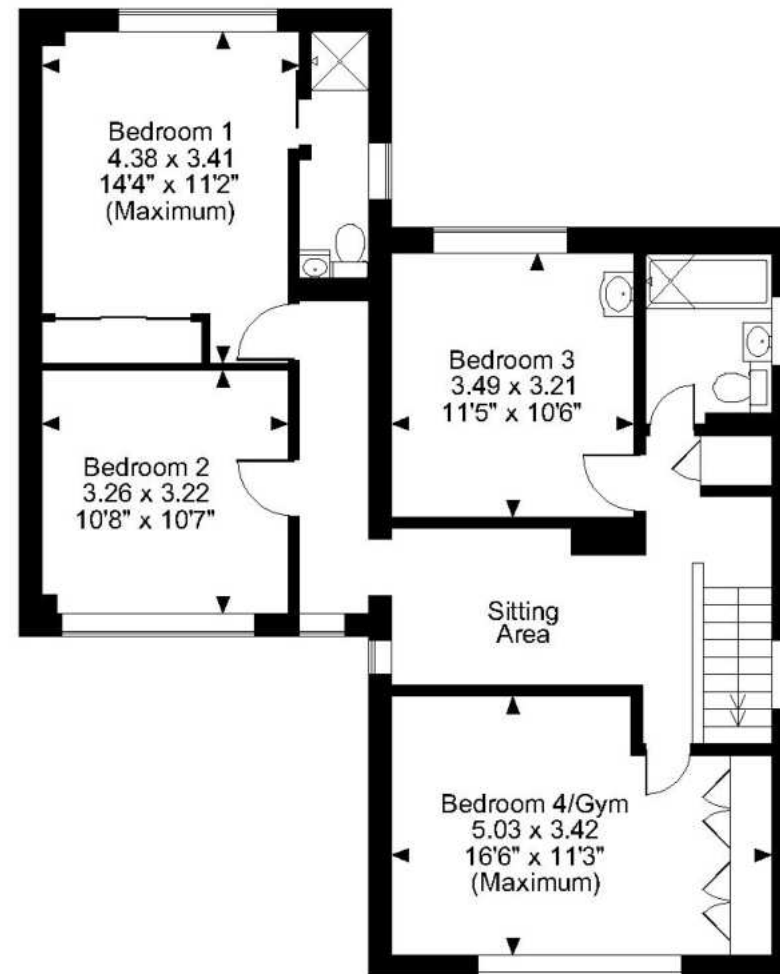
The property is screened by an attractive brick wall, with a block paved and gravel driveway providing parking and leading to the integral garage. The generous south facing rear garden is laid to lawn flanked by mature shrub borders and with a raised border at the foot of the garden. Adjoining the house itself is block paved terrace and raised decked area. The gardens are enclosed by a combination of



Broadhurst Road, Norwich, Norfolk



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Situated within the popular residential area of Eaton Rise to the south of Norwich City centre, this detached four bedroom family home offers stylish accommodation with mature south facing garden. The ground floor features four reception rooms including a lovely games/garden room overlooking the garden, and a useful home office. The kitchen has been upgraded by the current owner and has fitted appliances there are four bedrooms, with an en-suite to the principal bedroom, and family bathroom. Externally the garden features a wide lawn, decking and a terrace.

The property further benefits from driveway parking and integral garage. Eaton Rise is well placed for access to the City centre, around a 20 minute walk, but also out of Norwich via the A140, A11 and A47, with good road links to the University of East Anglia, Norwich Research Park and the Norfolk and Norwich University Hospital. The picturesque Marston Marshes Nature Reserve is a short walk away.

Viewing by appointment with our
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