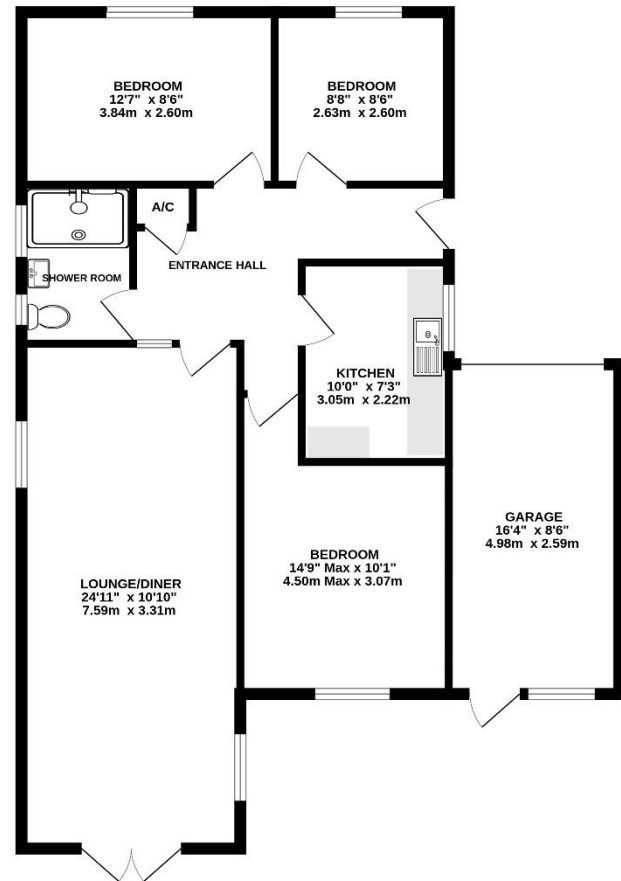


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chandlers Court, Eaton
OIEO £325,000 - Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Bungalow
- Three Bedrooms
- Luxury Re-Fitted Three Piece Shower Room
- Extended 24ft Lounge/Diner
- Kitchen
- Requested Cul-De-Sac Position
- Garage & Driveway
- Private Enclosed Rear Garden
- Full Planning Granted
- EPC Rating D / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this extended and improved detached bungalow, located in a desirable cul-de-sac position in the requested suburb of Eaton to the south of Norwich.

The deceptively spacious detached bungalow offers accommodation which comprises; entrance hall that gives access to all of the internal rooms, a recently re-fitted luxury three piece shower room, three bedrooms with two being double rooms, a kitchen and a recently extended 24ft lounge/diner with dual aspect windows and French doors to the enclosed rear garden.

Outside

To the front of the property there is a driveway and garage along with a small garden, whilst to the rear there is a generous fence and wall enclosed lawned garden with shrub and plant borders and a patio that offers a high degree of privacy and far reaching views.

Agents Notes

The property is further enhanced by having full planning permission granted with Norwich City Council for a side extension with the planning application number 21/01658/F.

Location

The property is located within easy access of the Norfolk & Norwich University Hospital, Eaton primary school, Eaton Common and is walkable distance to the local shops, bus routes and amenities that Eaton has to offer.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Norwich City Council, St Peters Street, Norwich, NR2 1NH. 0344 980 3333
Council Tax C

Tenure

Freehold

Directions

From Church Lane turn left into Greenways. Turn right into Ebbisham Drive, then right into Buckland Rise. Continue up the hill taking the second right hand turn onto Chandlers Court where the property can be found indicated by the for sale board.

