



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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Garnett Drive, Easton  
OIEO £280,000 Freehold



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

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

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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.

- Immaculate Modern Family Home
- Three Well Proportioned Bedrooms
- En-Suite To Master Bedroom
- Spacious Lounge
- Re-Fitted Kitchen With Integrated Appliances
- Re-Fitted Family Bathroom Suite
- Landscaped Rear Garden
- Garage & Ample Parking
- Sought After Village Location
- EPC Rating Tbc / Council Tax Band C



## Description

Iconic estate agents are pleased to offer for sale, this immaculately presented modern three-bedroom end of terrace house in the desirable "Norfolk Holmes" development in Easton, situated just six miles from Norwich city Centre.

The beautifully presented property offers stylish, modern living with high quality finishes throughout.

The thoughtfully updated property is ideal for first time buyers, young families or those looking to enjoy all that this thriving community has to offer. Internally, the home boasts a contemporary re-fitted kitchen with sleek units with Bosch and AEG integrated appliances, ample worksurface space-perfect for cooking and entertaining and space for a dining table.

The accommodation further includes a light and airy lounge, re-fitted two-piece cloakroom and upstairs there are three well-proportioned bedrooms with all rooms boasting fitted cupboards and the master benefitting from a modern en-suite shower room. The accommodation is completed by the re-fitted three-piece family bathroom suite.

## Outside

Outside the property has a small wrought iron fence enclosed garden to the front along with a generous brick weaved driveway that leads to the attached single garage.

To the rear there is a landscaped garden, designed for low maintenance and outdoor enjoyment with a raised artificial lawn area and two patios ideal for entertaining, summer gatherings or a quiet morning coffee.

## Location

Positioned in this popular residential area, the family home benefits from easy access to the Longwater retail park along with easy access to the schools and transport links the village offers.

## 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

South Norfolk Council, The Horizon Centre,  
Peachman Way, Broadland Business Park, Norwich,  
NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

From the A1074 Dereham Road, Easton, turn left into Bawburgh Road and right into Garnett Drive where the property can be found indicated by our For Sale Board.

