



**Eade Road**  
**Norwich, NR3 3EJ**  
**Guide Price £280,000**

**claxtonbird**  
residential

## Eade Road, Norwich, NR3 3EJ

\*\*\* Launch Event Saturday 21st March - Strictly By Appointment Only \*\*\* Located in the desirable NR3 postcode, this charming over the passage mid-terrace house seamlessly combines modern convenience with period character. Upon entering, you are welcomed into a bright sitting room filled with natural light, showcasing various period details, including a beautiful fireplace that serves as a striking centrepiece. The heart of the home is the stunning, recently fitted kitchen, thoughtfully designed to create a well-equipped space for cooking and entertaining. Completing the ground floor is the welcoming dining room and a modern bathroom, adding convenience to everyday living. On the first floor, you will find three bedrooms and a shower room, all easily accessible from the landing, making it ideal for both residents and guests. Outside, the property features a bisected garden with a private and enclosed area at the rear, perfect for al fresco dining during the warmer months. This delightful home is perfect for anyone looking to settle in a vibrant and popular area of Norwich.

### Sitting Room 11'9 x 11'9 (3.58m x 3.58m )

Double glazed window to front aspect, open fireplace with cast iron grate and hearth, picture rail, cornice, stripped wooden floor and radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room 11'9 x 11'9 (3.58m x 3.58m)

Decorative fireplace, built-in understairs storage cupboard, picture rail, original stripped wooden floor, and double glazed door opening out to the garden.

### Kitchen 10'1 x 6'7 (3.07m x 2.01m)

Recently fitted kitchen comprising a range of matching wall and base units with quartz work surfaces over, inset butler-style sink with mixer tap, space for dual fuel cooker with extractor above, plumbing for washing machine, built-in dishwasher, space for upright fridge freezer, cupboard housing the recently fitted gas central heating boiler, and double glazed window to side aspect.

### Bathroom

Recently fitted suite comprising bath with mixer tap and mains shower over, wash hand basin set in vanity unit, built-in WC and heated towel rail.

### First Floor Landing

Doors to all first floor rooms, loft access, and radiator.

### Bedroom 13'1 x 12'0 (3.99m x 3.66m)

Double glazed window to rear aspect and radiator.

### Bedroom 9'0 x 11'10 (2.74m x 3.61m)

Double glazed window to front aspect and radiator.

### Bedroom 10'9 x 10'1 (3.28m x 3.07m)

Double glazed window to rear aspect and radiator.

### Shower Room

Suite comprising shower cubicle with electric shower, wall mounted wash hand basin with mixer tap, WC, extractor fan and chrome towel rail.

### Front Garden

Traditional terrace style garden with mature hedging and a chequered pathway leading to the entrance door.

### Rear Garden

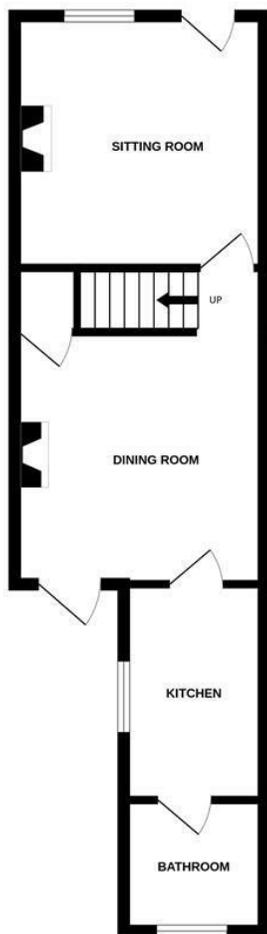
Bisected garden with outside tap, a gated fenced off area laid to lawn and patio with raised borders and large timber shed.

### Agents Note

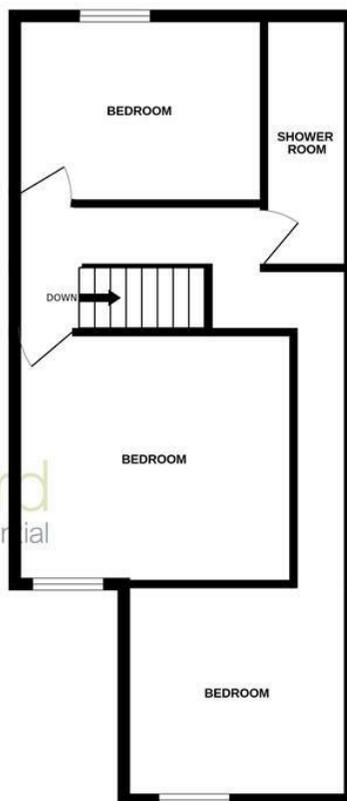
Council Tax Band B



GROUND FLOOR

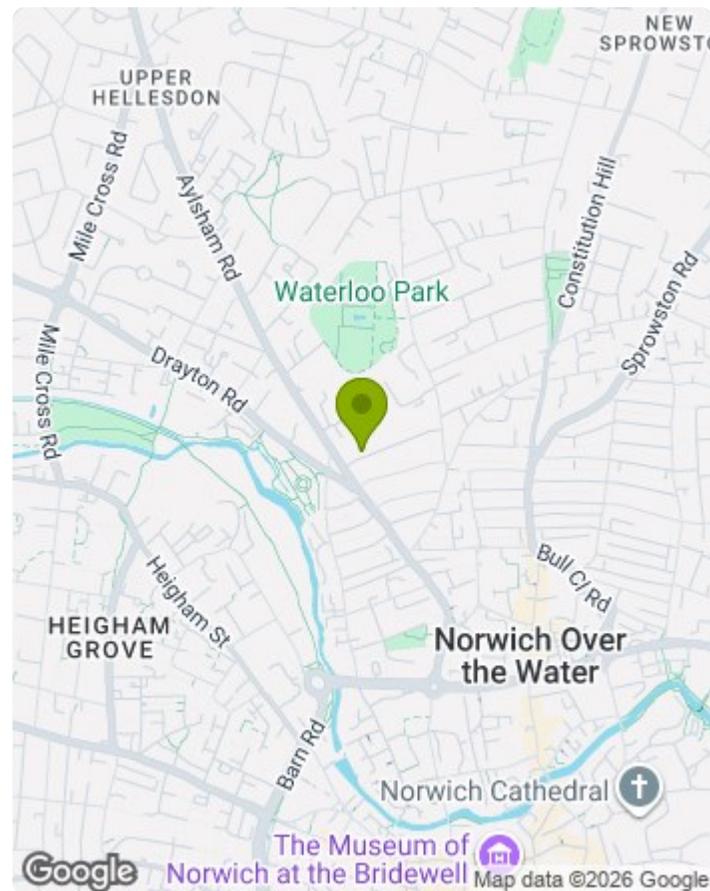


1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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