



Lindford Drive, Norwich - NR4 6LR

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WATSON

HYBRID ESTATE AGENTS



## Lindford Drive

Norwich

NO CHAIN. This well-presented LINK-DETACHED FAMILY HOME enjoys a prime CUL-DE-SAC POSITION within easy reach of the village school and local shops. The property features a welcoming entrance hall leading to a spacious OPEN PLAN SITTING/DINING ROOM, measuring 21' in length, ideal for both relaxing and entertaining. The fitted KITCHEN provides a range of storage units and work surfaces, with direct access to the GARDEN for convenient indoor-outdoor living. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, with the bathroom which is fitted with a MODERN SUITE. Additional benefits include double glazing, and GAS FIRED CENTRAL HEATING. The property also boasts a DRIVEWAY for off-road parking, exterior storage and an attached GARAGE. The enclosed REAR GARDEN is thoughtfully designed to make the most of the space. Timber panel fencing provides privacy, while a full-width PATIO SEATING area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Link-Detached Family Home
- Prime Cul-De-Sac Position with Driveway & Garage
- Close to Village School & Shops
- Open Plan 21' Sitting/Dining Room
- Fitted Kitchen with Garden Access
- Three Bedrooms
- Enclosed Rear Gardens

The village of Eaton is situated South of the Cathedral City of Norwich. This popular and thriving village provides easy access to both the A11 and A47 whilst being in close proximity to both the UEA and Norfolk and Norwich University Hospital. The village boasts regular bus links to Norwich, a popular primary school, a variety of shops including the supermarket Waitrose, Opticians, two public houses/restaurant, and parish church. Various children's play areas are located nearby, with Eaton Golf Club, Eaton Vale Scout Group are in close proximity whilst walks over Marston Marshes and the River Wensum can be enjoyed close by.

#### SETTING THE SCENE

With raised timber sleeper beds to the front of the property, the hard standing footpath leads to the main entrance, whilst an adjacent tarmac driveway offers off road parking with an exterior storage shed.



## THE GRAND TOUR

Stepping inside, the main hall entrance offers fitted carpet underfoot with stairs rising to the first floor landing and useful storage space below. The formal sitting/dining room offers dual aspect views to front and rear, with an exposed brick feature fireplace with tiled hearth and French doors leading out to the rear garden. The kitchen offers a range of wall and base level units, with tiled splash-backs and integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. Space is provided for a fridge and washing machine, with a dishwasher integrated. A window and door face to rear whilst tiled flooring can be found underfoot.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors leading off to three bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing, whilst the family bathroom sits adjacent with a white three piece suite including a thermostatically controlled shower over the bath, with tiled walls and heated towel rail.

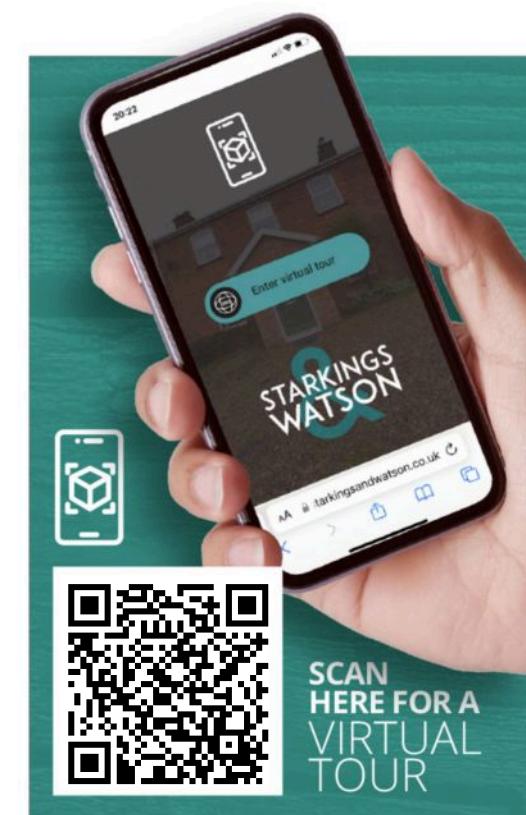
## FIND US

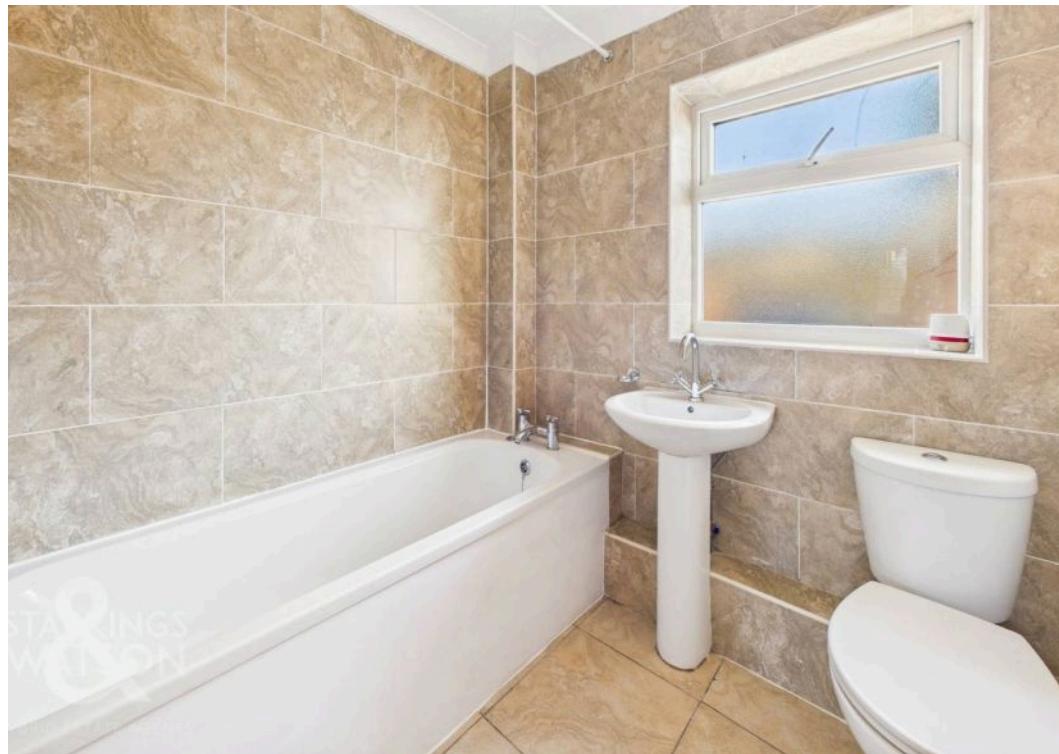
Postcode : NR4 6LR

What3Words : ///bliss.accent.hours

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

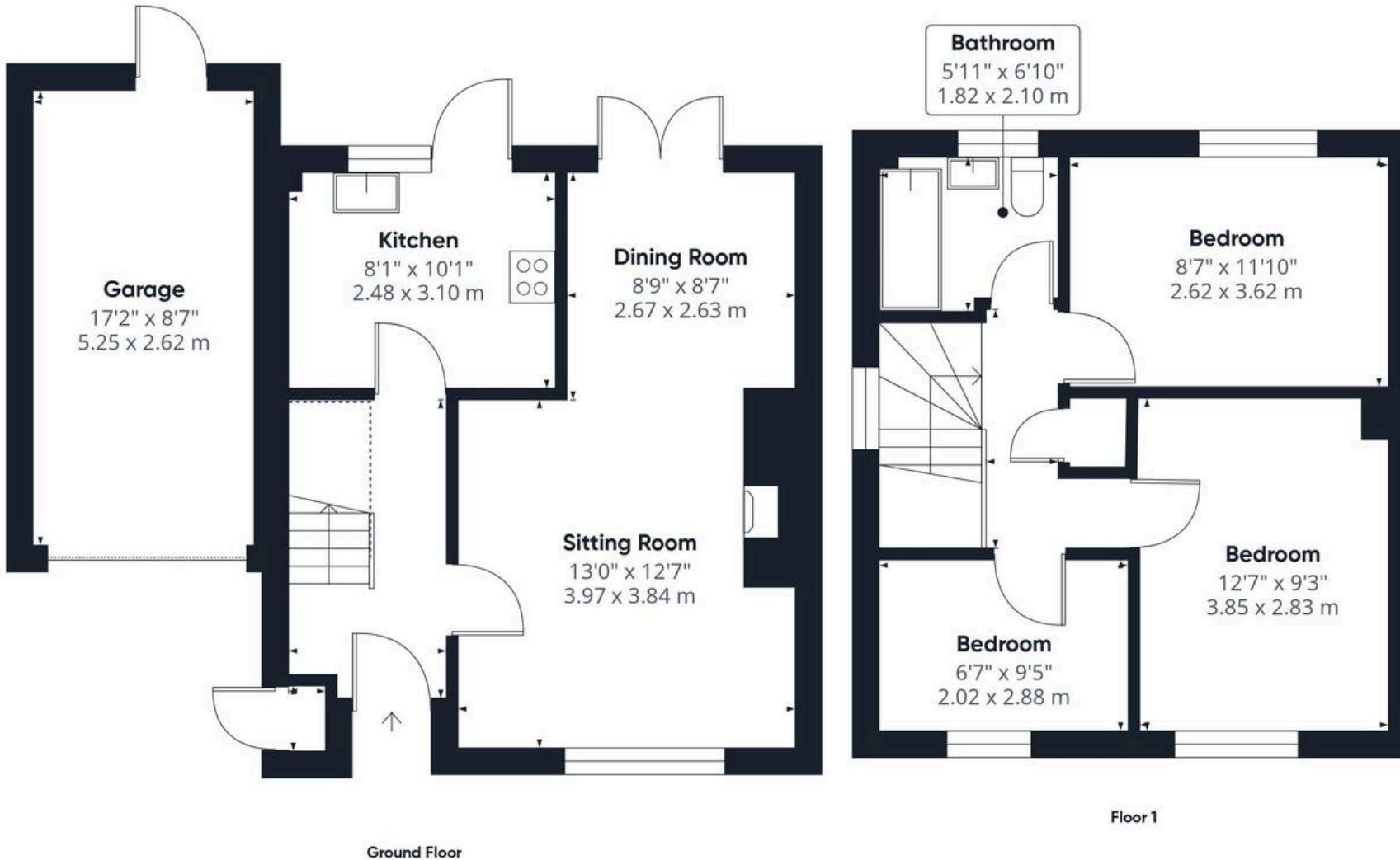






## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst offering a full width patio seating area and adjacent lawned garden. Raised timber sleeper beds offer planting, with a rear access door to the garage. Access also leads via the up and over door to front, with storage above, power and lighting.



Approximate total area<sup>(1)</sup>

899 ft<sup>2</sup>  
83.6 m<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.