



11 | Tamarind Mews | Eaton | NR4 6NR

Guide Price £300,000

## The Features

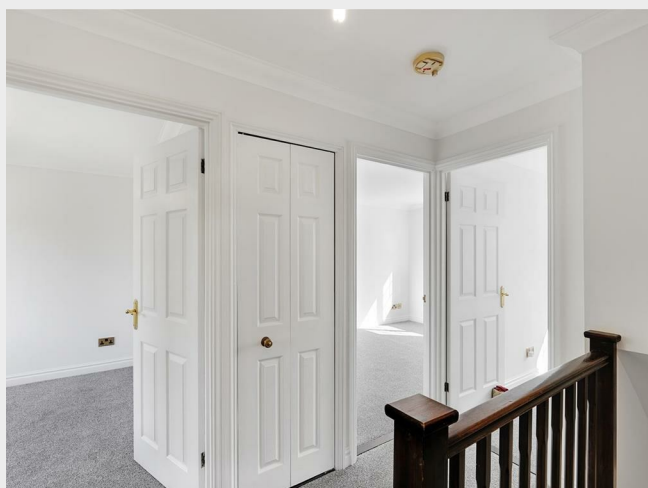
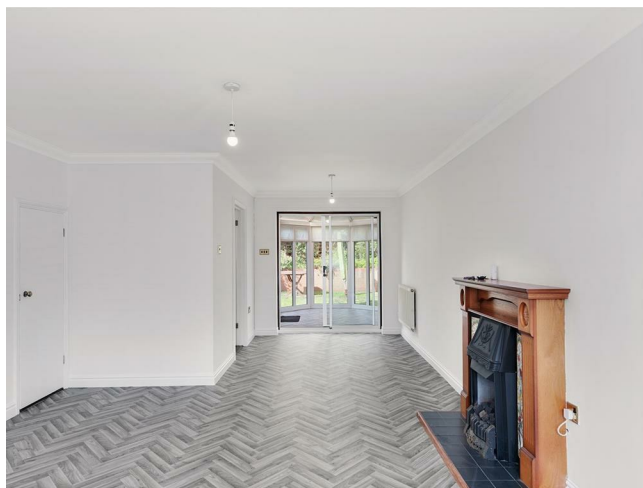
- Guide Price £300,000 - £325,000
- Chain free three bedroom semi detached home tucked away in a cul-de-sac
- Spacious 23'9 (max) lounge diner leading through to the conservatory
- Kitchen overlooking the enclosed rear garden
- Three bedrooms, all benefiting from built-in storage
- Ground floor WC with family bathroom located off the landing
- Enclosed tiered rear garden designed for low maintenance
- Gas central heating and double glazing
- Driveway parking and detached garage
- Easy walking distance to the centre of Eaton and local amenities

## About the Property

Tucked away at the end of a cul-de-sac in the highly desirable village of Eaton, and within easy walking distance of the centre of Eaton and its local amenities, this three bedroom semi detached home offers a spacious and practical layout suited to modern living.

The ground floor comprises an entrance hall with WC, leading into a generous 23'9 (max) open plan lounge diner, with the kitchen just off this space. A bright conservatory to the rear provides additional living space and is a great addition to the home.

Upstairs, the property offers three bedrooms, two of which benefit from built-in wardrobes, with the third featuring a useful storage cupboard, along with a family bathroom. While the home has been updated in parts, the kitchen and bathroom would benefit from some modernisation, offering an excellent opportunity for buyers to put their own stamp on the property.





## The Outside

The property is positioned at the end of a cul-de-sac, offering a good degree of privacy. To the front there is a driveway providing off road parking, which leads to a detached garage, ideal for parking, storage or workshop use.

To the rear, the property benefits from an enclosed garden which is designed to be relatively low maintenance. The space offers a pleasant area for outdoor seating, relaxing or entertaining, with access directly from the conservatory creating a natural extension of the living space.

## Location Overview

Eaton is widely regarded as one of Norwich's most desirable residential areas, offering a pleasant village feel while remaining within easy reach of the city centre. The centre of Eaton is within walking distance and provides a range of everyday amenities including a Waitrose supermarket with pharmacy and café, along with a selection of local shops, cafés and pubs.

The area is also particularly convenient for the Norfolk & Norwich University Hospital, the University of East Anglia, and the Norwich Research Park, making it popular with professionals, families and those connected to these institutions. There are bus stops within easy walking distance, providing regular services into Norwich city centre, while nearby green spaces and parks offer excellent opportunities for walking and outdoor recreation.

Combining a quiet residential setting with excellent amenities and transport links, Eaton continues to be one of the most sought-after locations in the Norwich area.

## Directions

Coming from Norwich city centre, follow Newmarket Road heading south-west towards Eaton. As you enter Eaton, turn left into Church Lane, then take the left turn onto Chestnut Hill. Continue along and turn left into Tamarind Mews, where the property can be found tucked away at the end of the cul-de-sac.

## AGENTS NOTE

Please be advised that The Cellar House pub is situated behind the property.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

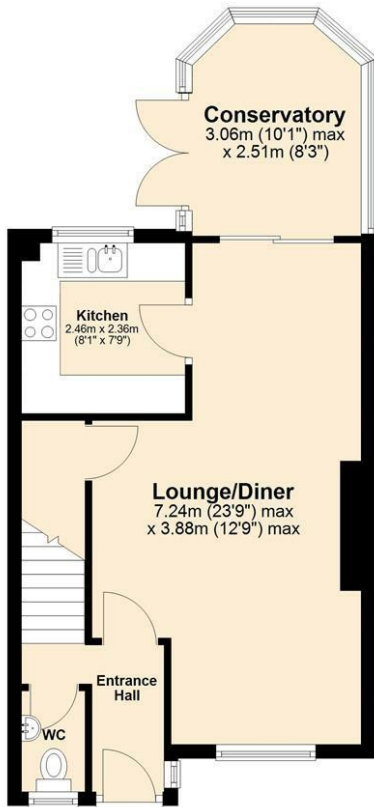
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.



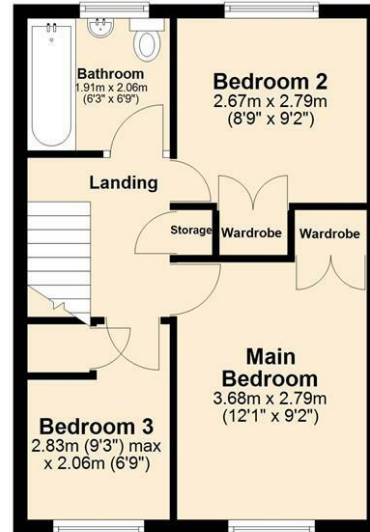
### Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



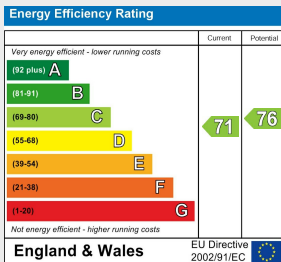
### First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** C  
**Local Authority:** Norwich City Council



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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