

IMPORTANT: These sales particulars have been prepared as a general guide and fittings tested. Room sizes should not be relied upon and are approximate only. A detailed survey has not been carried out, nor the services, appliances and fixtures tested. Please let us know before viewing the property.

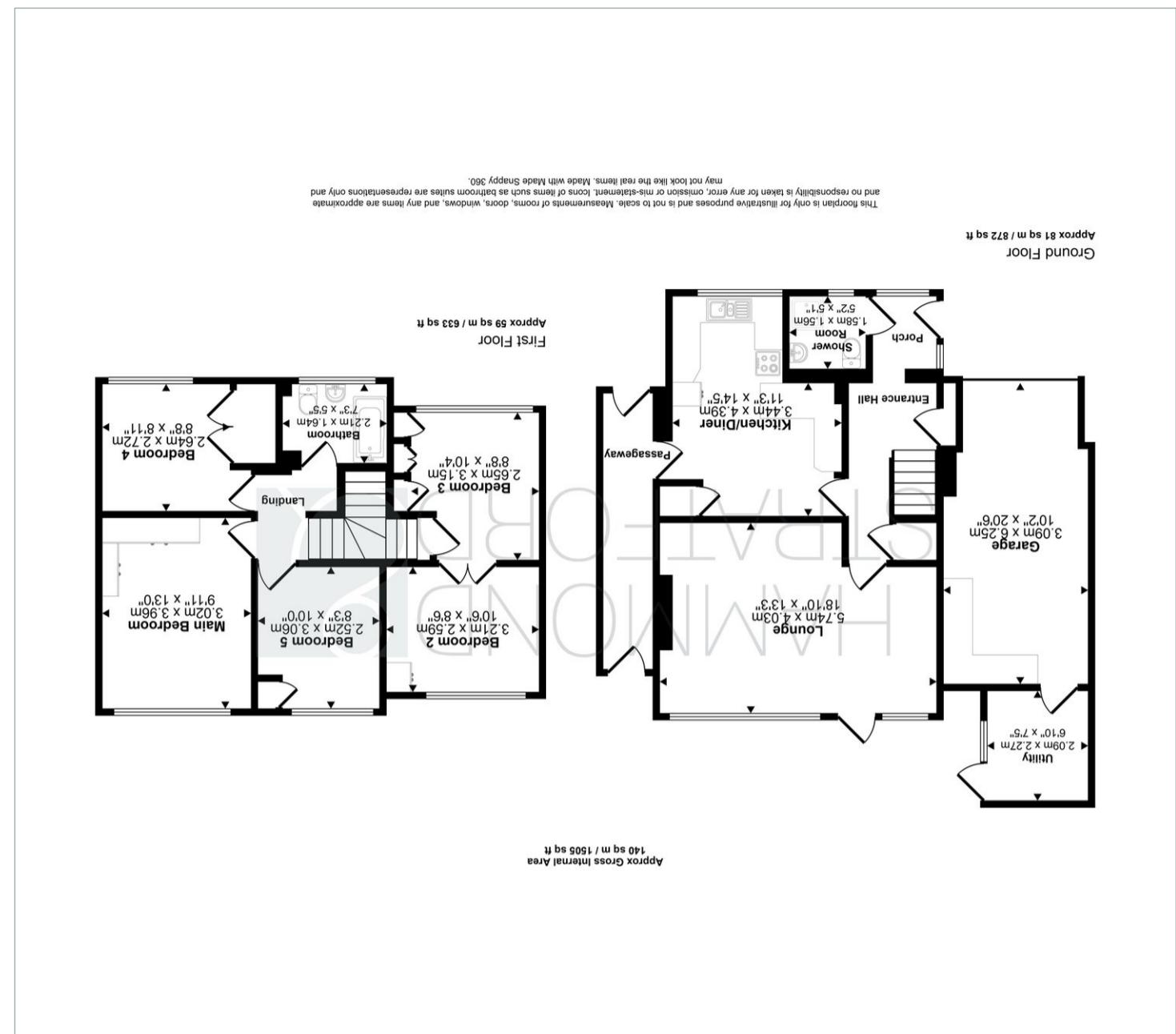
IMPORTANT: These sales particulars have been prepared as a general guide and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

Floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

Measurements of rooms, doors, windows, and any items are approximate and may not be to scale. Measurements of mis-stated items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 360.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 360.

Freehold  
Norwich City Council  
Local Authority  
Council Tax Band  
Tenure  
Directions



# FOR SALE

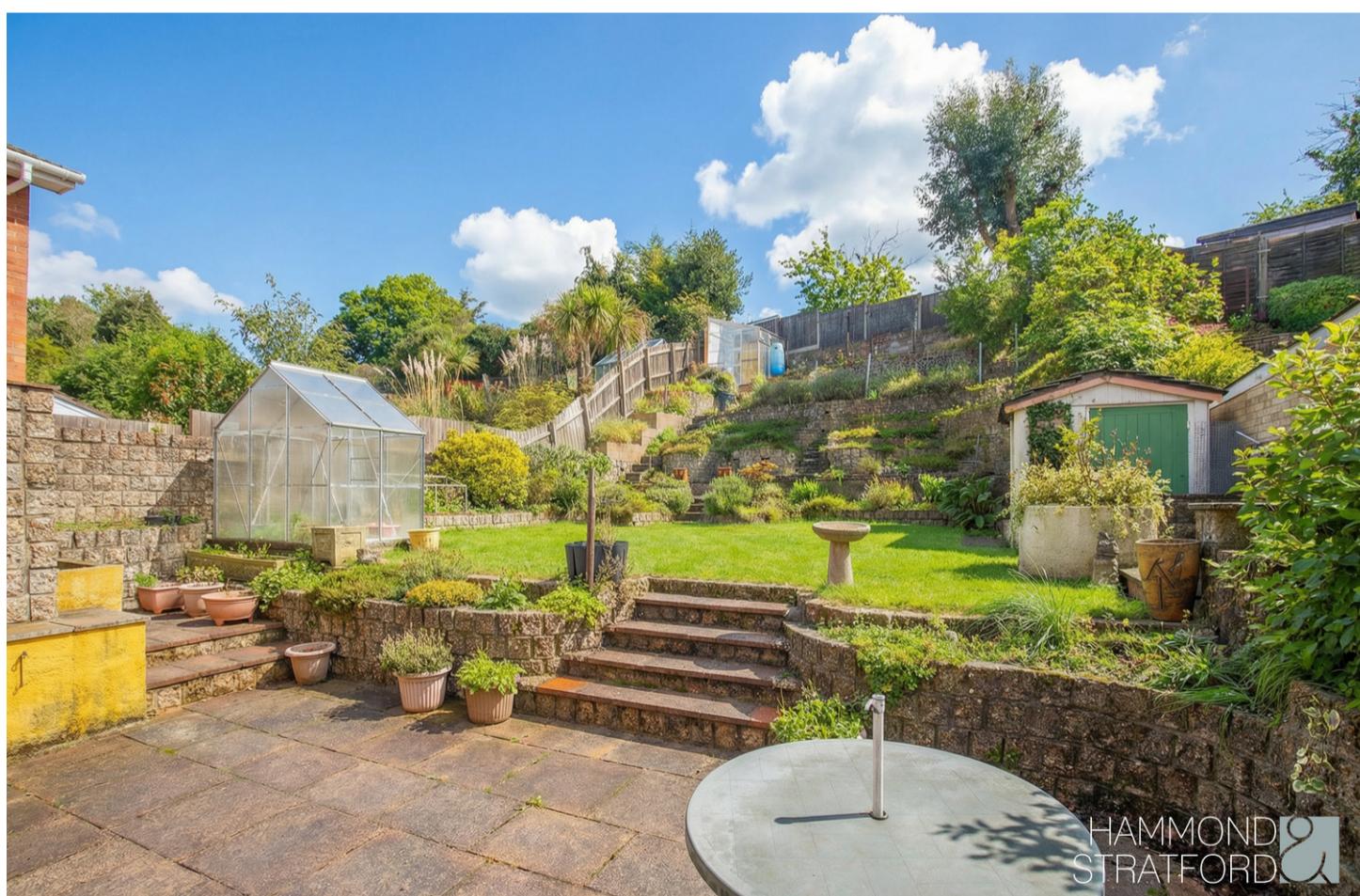
£400,000



**"Substantial 5 bedroom family home offering versatile accommodation and generous gardens in an sought-after position - chain free!"**

## THE FEATURES

- ✓ Link-detached family home in a sought-after location with No Onward Chain!
- ✓ Boasting over 1,200 sq/ft. of versatile accommodation - ready for modernisation
- ✓ 5 good-sized bedrooms to the first floor
- ✓ Practical kitchen/diner with pantry cupboard and external access
- ✓ Well-proportioned lounge offers impressive garden views
- ✓ Ground floor shower room plus first floor family bathroom
- ✓ Gas central heating and double glazing
- ✓ Integrated single garage with adjacent utility and tandem driveway parking
- ✓ Impressive tiered garden features a patio area, lawn and mature planting
- ✓ Ideally situated for local schools, bus routes, swift city access and excellent road links via the A11



## THE PROPERTY

Set in an elevated position, this substantial link-detached property provides the perfect opportunity for those seeking a home brimming with potential. Ready for a new lease of life, the ground floor features a generous kitchen/diner, well-proportioned lounge with large windows providing plenty of natural light and stunning garden views, plus a shower room and separate utility for added convenience. Five bedrooms occupy the first floor, offering flexible living or work-from-home space, complemented by a family bathroom with 3-piece suite. With the added benefit of driveway and garage parking plus generous gardens, this property offers plenty of scope for modernisation and personalisation to create something truly special!

## THE OUTSIDE

The property enjoys an elevated position within a sought-after position, with tandem driveway parking and integrated garage. The single garage benefits from light and power, an inspection pit and utility access to the rear, which also can be accessed externally. A sloped shingle garden fronts the property with a central raised feature bed, flanked by mature flower borders.

A covered passageway to the right-hand side leads to the rear, opening to an attractive garden space tiered across several levels to provide varied interest and landscaping possibilities. The enclosed garden features a patio seating area off the lounge providing an ideal spot for outdoor relaxation or alfresco dining, with steps leading up to an area of lawn. Beyond the lawn is an impressive sloping walled garden with step access featuring mature planting for year-round interest.

## THE AREA

Eaton is a highly sought-after suburb of Norwich, offering a perfect balance of village charm and urban convenience. Centred around a bustling village hub, Eaton boasts a range of independent shops, cafés, and pubs, along with everyday essentials like a supermarket. The area is well known for its green spaces—including the beautifully landscaped Eaton Park—excellent schools, and its close proximity to the University of East Anglia. Golf enthusiasts will also appreciate the presence of Eaton Golf Club, a prestigious and friendly members' club offering a scenic and challenging 18-hole course just moments from the village centre. With the city centre just 2 miles away and easy access to the A11 and A47, Eaton appeals to families, professionals, and retirees alike who value community spirit and a peaceful yet connected lifestyle. Its mix of period properties and modern homes adds to the area's enduring appeal.

