



Broadhurst Road, Norwich, NR4 6RD

welcome to

Broadhurst Road, Norwich

GUIDE PRICE £625,000-£650,000 A four bedroom family home which has been upgraded by the current owner, stands in the ever popular area of Eaton Rise to the south of Norwich City centre. Externally the generous south facing garden features area of lawn and decking and terrace.



Reception Hall

With stained glass door in from the front aspect, stairs to the first floor and door to the sitting room.

Sitting Room

16' 10" x 13' 1" (5.13m x 3.99m)

A generous double aspect room, with a focal point being provided by a living flame gas fitted in attractive surround. Alongside this fireplace the sitting room is open to the dining room.

Dining Room

11' 5" x 8' 1" (3.48m x 2.46m)

Having glazed concertina doors to the garden/games room and door to the kitchen.

Kitchen

19' 11" x 7' 11" (6.07m x 2.41m)

Fitted with an extensive range of cream base units having oak work surfaces over, incorporating a breakfast bar, and inset 1½ bowl sink unit with drainer and mixer tap. Matching wall cabinets and glazed display cabinets. Fitted appliances include washing machine, tumble dryer and fridge freezer. Space for a range style cooker with stainless steel hood over. A window overlooks the rear garden and a door leads out the side aspect. Tiled floor which continues through to the garden/games room.

Cloackroom

With wc and hand wash basin.

Garden Room/Gamesroom

23' 9" x 8' 6" (7.24m x 2.59m)

This lovely room has a large window overlooking the garden and skylight, sliding patio doors opening to the decked area.

Office

16' 4" x 5' 8" (4.98m x 1.73m)

Ideal for anyone working from home, a stained glass door opens to the front aspect. Door to garage.

Landing

A wide landing with stairs up from the hall, window

to the side aspect. Access to loft.

Bedroom One

14' 4" max x 11' 2" plus recess (4.37m max x 3.40m plus recess)

With widow to the rear aspect overlooking the garden. Mirrored wardrobes to one wall.

En Suite

With shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

With window to the front aspect.

Bedroom Three

11' 5" narrowing to 8' " x 10' 6" (3.48m narrowing to 2.44m x 3.20m)

With window to the rear aspect overlooking the garden. Fitted vanity hand wash basin with storage under.

Bedroom Four

16' 6" x 11' 3" (5.03m x 3.43m)

With window to the front aspect, fitted wardrobes to one wall.

Family Bathroom

Fitted with contemporary suite comprising bath having shower and screen over, wc with concealed cistern and vanity hand wash basin with storage under.

External

The property is screened by an attractive brick wall, with a block paved and gravel driveway providing parking and leading to the integral garage. The generous south facing rear garden is laid to lawn flanked by mature shrub borders and with a raised border at the foot of the garden. Adjoining the house itself is block paved terrace and raised decked area. The gardens are enclosed by a combination of fencing and hedging and include a number of mature trees.

The hot tub could be available by negotiation.



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welcome to

Broadhurst Road, Norwich

- Detached Family home
- Four bedrooms
- En-suite to principal bedroom
- Four reception rooms, including office
- South Facing garden

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£625,000

directions to this property:

Proceed out of Norwich via the Ipswich Road proceeding over the ring road junction. Take a right hand turn into Broadhurst Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107088 - 0004

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