



81 | Amdersley Drive | Eaton | NR4 6JH

Guide Price £240,000



## The Features

- Guide Price £240,000 - £260,000
- Three bedroom semi detached home in the sought after location
- Dual aspect 13'11 kitchen with space for appliances
- Spacious dual aspect lounge with fireplace and spiral staircase
- Three bedrooms and a family bathroom with walk-in shower
- Fantastic opportunity to modernise and make your own
- Enclosed rear garden with lawn and patio area
- Allocated parking space within the residents' car park
- Offered with no onward chain and potential for a quick sale
- Conveniently positioned for local schools, amenities and transport links

## About the Property

Priced to sell and offered with no onward chain, this three bedroom semi detached home presents a fantastic opportunity for buyers looking to put their own stamp on a property. Requiring some updating throughout, the property offers well proportioned accommodation and plenty of potential to create a lovely long term home or investment opportunity.

The ground floor comprises a dual aspect 13'11 kitchen with space for appliances, leading through to a dual aspect 15'7 lounge with fireplace. A spiral staircase rises to the first floor where there are three bedrooms and a family bathroom fitted with a walk in shower.

Outside, the property benefits from an enclosed rear garden together with off road parking. Conveniently located and offering excellent potential throughout, the property is likely to appeal to first time buyers, investors and those looking for a blank canvas to make their own.





## The Outside

The front garden is laid to shingle with mature shrubs and a pathway leading to the main entrance door. A side pathway provides gated access through to the rear garden.

The rear garden measures approximately 26'8 x 21'10 and is predominantly laid to lawn with mature shrubs and trees to the borders. There is also a generous patio area, together with a small shed. The garden is partly enclosed by walling and fencing and benefits from a rear gate providing direct access to the residents' car park, where the property has an allocated parking space.

## Location Overview

Eaton is a highly desirable suburb of Norwich, combining village charm with modern convenience. The area offers a range of independent shops, cafés, pubs and essential services, including a supermarket and pharmacy. It is well known for its generous green spaces, most notably Eaton Park, along with excellent schooling options and its close proximity to the University of East Anglia. Eaton Golf Club further adds to the appeal for those who enjoy the sport.

The Location benefits from easy access to the city centre and key routes such as the A11 and A47, making it an attractive choice for families, professionals and retirees seeking a peaceful yet well-connected location. A mixed selection of period and modern homes contributes to the area's enduring popularity.

## Directions

From the crossroads and traffic lights in Eaton, turn into Church Lane, passing Waitrose on your right. Take the first left into Greenways, then turn right into Cheyham Mount. Continue along and turn left into Amderley Drive. Follow the road along, where the property can be found towards the end.

## 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.

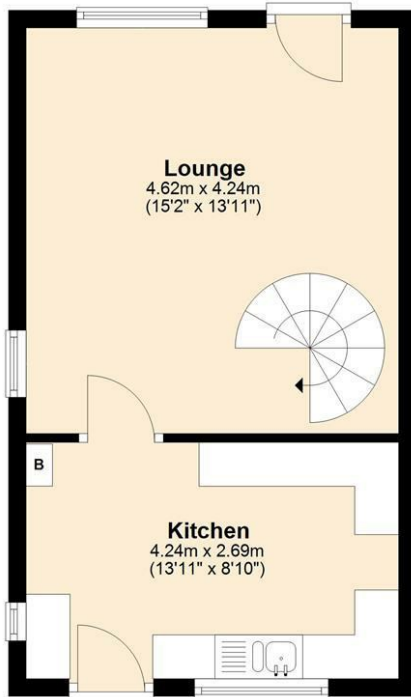
### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided



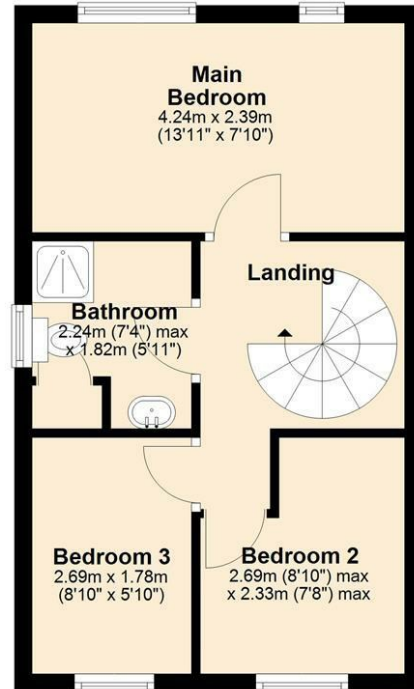
## Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



## First Floor

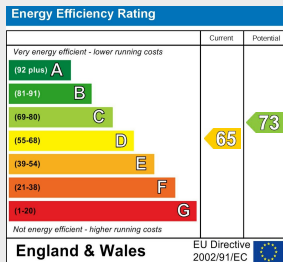
Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 63.0 sq. metres (677.8 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: B  
Local Authority: Norwich

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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ  
sales@butterflyhomes.co.uk  
www.butterflyhomes.co.uk  
**01603 870870**



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN