

6C | Church Lane | Eaton | NR4 6NZ

£375,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Modern three bedroom, three storey townhouse built in 2023
- Offering over 1,100 sq ft of light and spacious accommodation
- Prime position in the heart of Eaton, with shops and amenities on your doorstep
- Impressive 28'8" open-plan kitchen and living area with doors to the garden
- Contemporary fitted kitchen featuring a range of integrated appliances
- Main bedroom occupying the top floor with en-suite and walk-in wardrobe
- Two further bedrooms, family bathroom and ground floor WC
- Underfloor heating downstairs, with gas central heating throughout
- Rear garden with patio seating area and allocated off-road parking
- Offered chain free with the remainder of a 10-year architect's certificate

About the Property

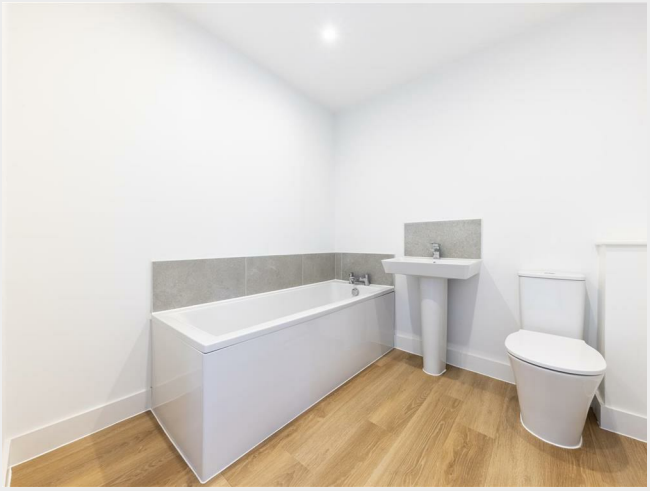
Built in 2023 and offering over 1,100 sq ft of accommodation, this modern three bedroom, three storey townhouse is ideally positioned in the heart of Eaton and is offered chain free.

The accommodation is arranged over three floors and is light and bright throughout. An entrance hall leads through to an impressive 28'8" open-plan kitchen and living area, with some integrated kitchen appliances and double doors opening directly onto the rear garden. A generous storage cupboard and downstairs WC complete the ground floor, which benefits from underfloor heating, whilst the upper floors have gas central heating via radiators.

On the first floor, there is a spacious double bedroom overlooking the rear garden, a further single bedroom to the front and a family bathroom. The entire second floor is dedicated to the main bedroom, complete with its own en-suite shower room and walk-in wardrobe.

Outside, the property benefits from an allocated off-road parking space and a private rear garden, mainly laid to lawn. Additional benefits include modern fixtures and fittings throughout, the remainder of the 10-year architect's certificate issued in 2023 and the advantage of being offered chain free.

If you're looking for modern, low-maintenance living in the heart of Eaton, with shops, local amenities and excellent transport links right on your doorstep, this three bedroom townhouse could be just what you're looking for.



















The Outside

The property is approached via a shared pathway, with raised brick flowerbeds to either side and steps leading up to the entrance. The frontage is enclosed by brick walls and metal railings, with the property benefiting from an allocated off-road parking space directly in front.

To the rear, the property benefits from a private garden, mainly laid to lawn with a patio area. The garden can be accessed directly from the property, with additional access available via a pathway to the left-hand side of the Butterfly Homes office, leading around to the rear of the development.

Location Overview

The property is ideally positioned in the heart of Eaton, within easy walking distance of a wide range of local amenities. Waitrose supermarket is situated directly opposite, with its pharmacy and café, while local shops, cafés, popular popular pubs and restaurants, along with regular bus services are all close by.

Eaton is widely regarded as one of Norwich's most desirable residential areas, offering a welcoming village atmosphere while remaining within easy reach of Norwich city centre.

The location is particularly convenient for the Norfolk and Norwich University Hospital, the University of East Anglia and Norwich Research Park, making it an excellent choice for a range of buyers. The surrounding parks, green spaces and nearby countryside also provide plenty of opportunities for walking and outdoor activities.

Directions

From Norwich city centre, follow Newmarket Road towards Eaton. At the traffic lights and crossroads in the centre of Eaton, turn left into Church Lane. The properties can be found on the left-hand side, just past the funeral directors, opposite Waitrose Café and in the same row as Butterfly Homes.

Agents Note

Please be advised that the photographs show the property prior to the previous tenancy.

The property benefits from an Architect's Certificate, issued in 2023 and valid for 10 years.

The property is freehold; however, a service charge applies for the maintenance of the communal grounds. We are currently awaiting confirmation of the annual amount.

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.

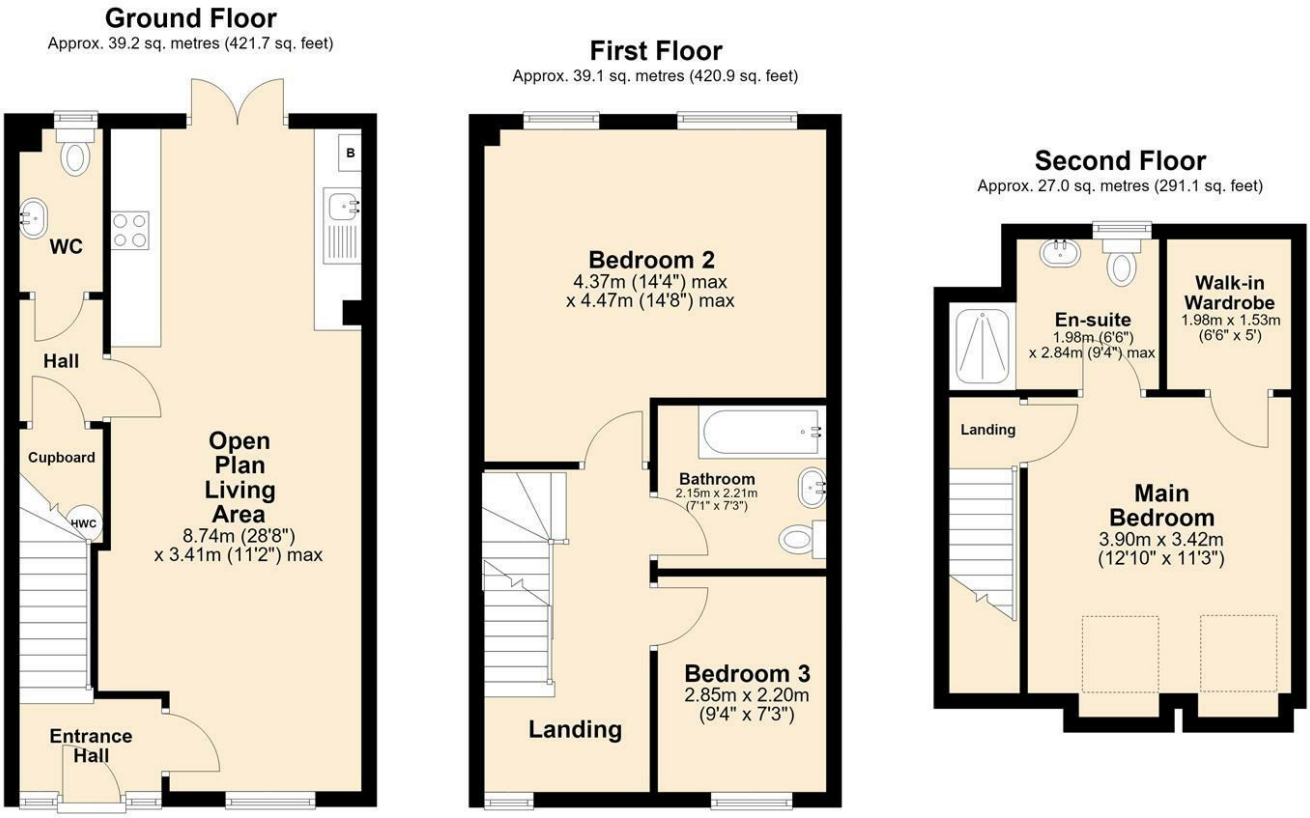
Further Information

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

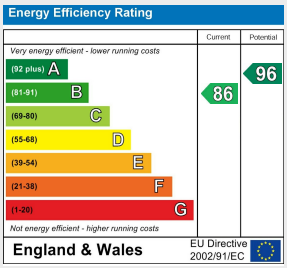
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide





Total area: approx. 105.3 sq. metres (1133.7 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

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

The Property Ombudsman
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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