

Broadhurst Road
Norwich, NR4 6RD

Guide Price £350,000 - £375,000

claxtonbird
residential

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*** Guide Price £350,000 - £375,000 *** ClaxtonBird are pleased to offer this three-bedroom detached bungalow, situated within the popular Eaton Rise Development of Norwich. Offering spacious accommodation throughout, the property would benefit from some modernisation, presenting an excellent opportunity for buyers to put their own stamp on a home. The sitting room enjoys a dual aspect, with French doors opening directly onto the rear garden, while the property also benefits from three well-proportioned bedrooms and a fitted kitchen. Outside, there is a generous rear garden with a patio seating area, summerhouse and greenhouse, along with driveway parking and a tandem garage. Marston Marshes is just a short distance away, offering access to beautiful natural surroundings, while Norwich city centre is also within easy reach. The property is offered for sale with no onward chain.







Entrance Hall
Glazed entrance door, storage cupboard, loft access and wooden floor.

Sitting Room 14'11" x 12'9" max (4.56 x 3.91 max)
Secondary glazed window to side aspect, gas fireplace with back boiler, wooden floor, radiator and French doors opening out to the garden.

Kitchen 10'11" x 8'11" (3.33 x 2.74)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built-in oven with hob over, space for fridge freezer, plumbing for washing machine, tiled splashbacks, radiator, side door and upvc double glazed window to side aspect.

Bedroom 13'8" max into bay x 10'10" (4.19 max into bay x 3.32)
Upvc double glazed bay window to front aspect, wooden floor and radiator.

Bedroom 12'5" x 12'10" max (3.79 x 3.93 max)
Secondary glazed window to rear aspect, wooden floor and radiator.

Bedroom 11'1" max into bay x 10'9" (3.38 max into bay x 3.30)
Upvc double glazed bay window to front aspect, wooden floor and radiator.

Bathroom
Three-piece white suite comprising panel bath, low-level WC, wash hand basin, radiator and upvc double glazed window to side aspect.

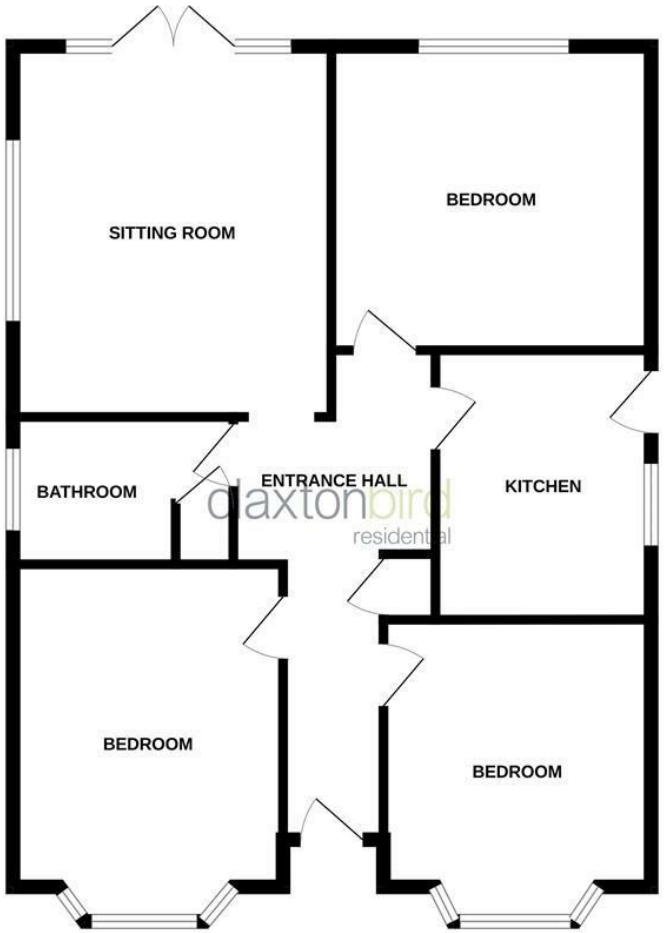
Front Garden & Driveway
Driveway parking to front and side leading to a tandem garage..

Tandem Garage
Up and over door, windows and door leading out to the garden.

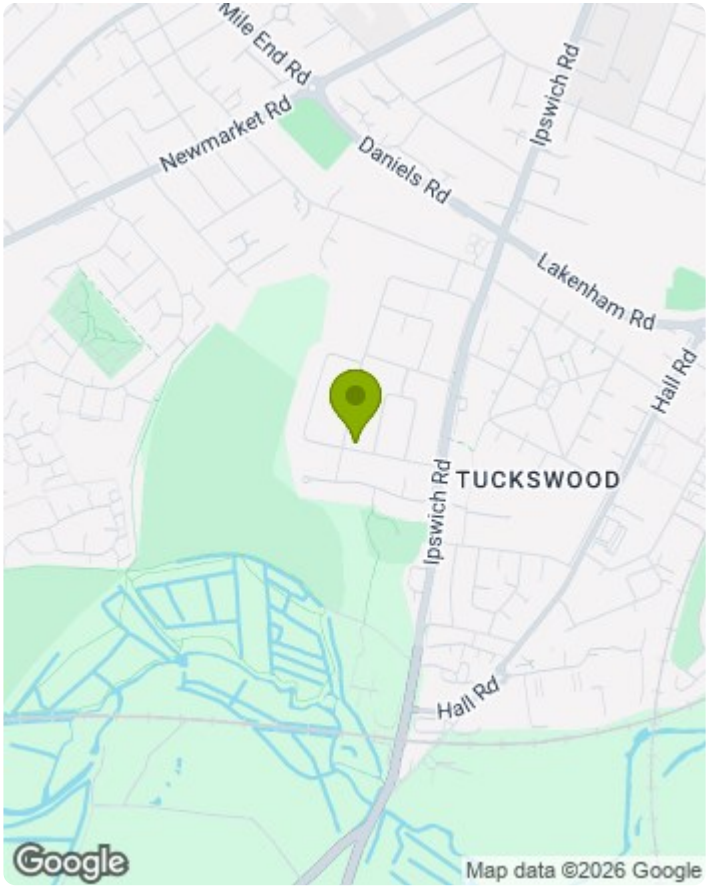
Rear Garden
Laid predominantly to lawn with a wide variety of flower and shrub borders, patio seating area, summerhouse and greenhouse.

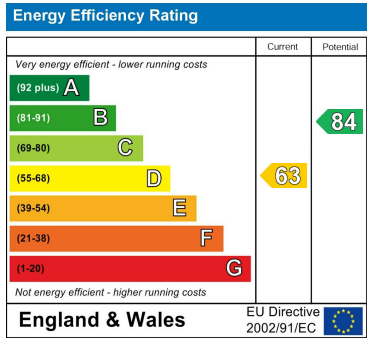
Agents Note
Council Tax Band C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Hotpoint



