

9 DENMEAD CLOSE

Eaton, Norwich, Norfolk, NR4 6NB

HAMMOND & STRATFORD

FOR SALE

£575,000

"A substantial and versatile detached home with an elevated position, solar efficiency, generous plot and a tucked-away cul-de-sac setting in Eaton."

THE FEATURES

- ✓ Impressive and extended detached 4/5 bedroom family home offering over 1,580 sq/ft. of living space
- ✓ Tucked away towards the end of a cul-de-sac in highly sought-after Eaton, set back for privacy
- ✓ Dual aspect lounge/diner with sliding doors to the garden creating seamless indoor-outdoor living
- ✓ Practical kitchen/breakfast room with integrated appliances and serving hatch
- ✓ Versatile layout with study and utility - ideal for home working or multi-generational living
- ✓ 4 first floor bedrooms plus a flexible additional room leading through to the main bedroom - perfect as a dressing room, nursery or private office
- ✓ En-suite to the main bedroom, family bathroom and ground floor shower room plus separate WC
- ✓ Solar panels generating a feed-in tariff, gas central heating and double glazing
- ✓ Off-road parking for multiple vehicles, plus a double garage with light and power
- ✓ Mature plot of approx. 0.21 acres with elevated position and beautifully established rear garden









THE PROPERTY

This impressive detached residence delivers a superb balance of space, flexibility and future potential, making it ideal for growing families. The dual aspect lounge/diner acts as a central hub - opening directly into the garden, creating a seamless connection between inside and out. The kitchen/breakfast room provides a practical space for everyday living. The utility and study are accessed via steps down - offering potential for working from home or independent living arrangements. A shower room and separate WC complete the ground floor.

Upstairs, 4 well-proportioned bedrooms arranged off the landing. The main bedroom enjoys an en-suite and access to an adjoining versatile room - which could serve as a dressing room, nursery or private office. A family bathroom completes the first floor. The property is well presented throughout, offering an exciting opportunity to personalise over time.

THE OUTSIDE

Set within a generous plot of approx. 0.21 acres (STMS), the property enjoys an elevated position. The front of the home is set back from the road, with a driveway providing off-road parking and leading to a double garage with light and power.

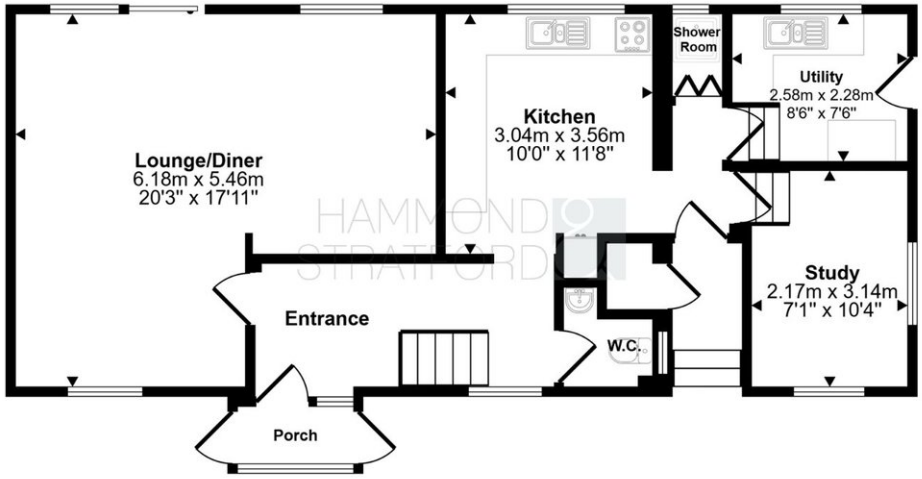
The rear garden is mature, expansive and gently sloping, creating a wonderful sense of space and seclusion. Predominantly laid to lawn and bordered by established trees and planting, it offers a great setting ideal for families, gardening enthusiasts or those who simply enjoy outdoor living. A patio area immediately to the rear of the property provides the perfect spot for entertaining or relaxing, while the scale of the plot offers excellent potential for further landscaping or extension (STPP).





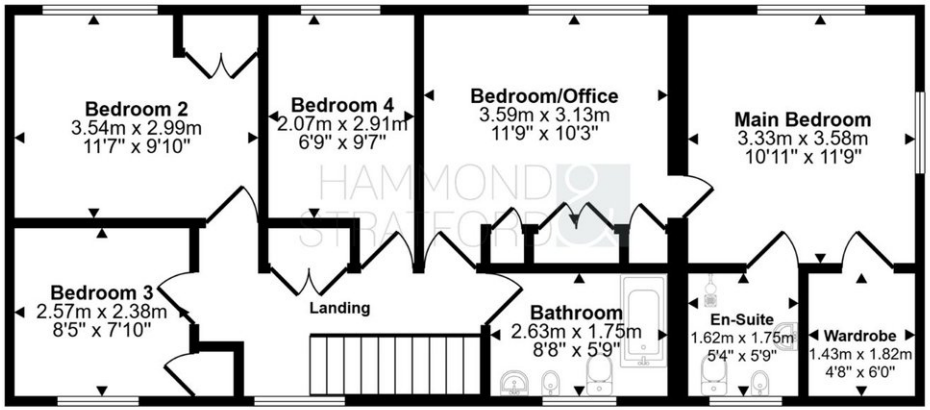
THE AREA

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.



Ground Floor

Approx 74 sq m / 798 sq ft



First Floor

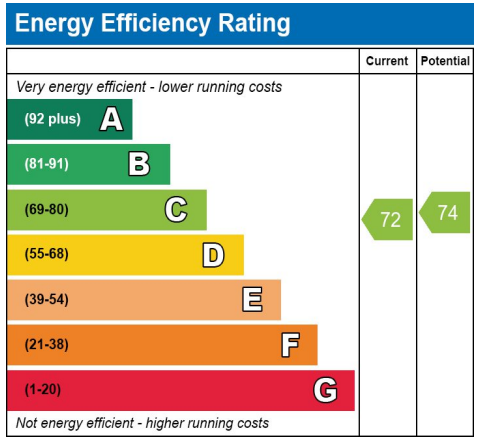
Approx 73 sq m / 785 sq ft



Garage

Approx 30 sq m / 324 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DIRECTIONS

From the Hammond & Stratford Office in the centre of Eaton, follow Church Lane which becomes Lindford Drive. Turn right into Abinger Way and take the left turn into Denmead Close where the property can be found towards the end, on the right-hand side.

TENURE	Freehold
LOCAL AUTHORITY	Norwich City Council
COUNCIL TAX BAND	D

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If 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.

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