



6B | Church Lane | Eaton | NR4 6NZ

£1,600 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



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 Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Description

This stylish three bedroom terrace in the heart of Eaton offers modern, flexible living across three floors. The ground floor comprises an entrance hall, a spacious open plan living and dining area with a contemporary kitchen, and access to the enclosed rear garden measuring 25'8 x 16'5. A convenient cloakroom is also located on this level.

The first floor offers two bedrooms and the main bathroom, with a landing leading to the top floor. The entire second floor is dedicated to the master suite, featuring a walk-in wardrobe and an en-suite shower room.

The home benefits from underfloor heating to the ground floor and includes one allocated parking space at the front. Ideally located, the property sits directly opposite Waitrose and adjacent to the Butterfly homes office, offering both convenience and a central Eaton location.

## Key features

- Stylish three bedroom terrace in the heart of Eaton
- Contemporary kitchen with access to the enclosed rear garden
- Two bedrooms and family bathroom on the first floor
- Underfloor heating to the ground floor
- Prime Eaton location, opposite Waitrose
- Spacious open plan living and dining area on the ground floor
- Ground floor cloakroom for convenience
- Master suite on the second floor with en-suite shower room and walk-in wardrobe
- Rear garden measuring 25'8" x 16'5" and one allocated parking space at the front
- Available Mid March

Council Tax Band & Local Authority: C, Norwich  
Deposit Required: £1,846

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.



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