



39 | Broadhurst Road | Eaton Rise | NR4 6RD

Guide Price £625,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

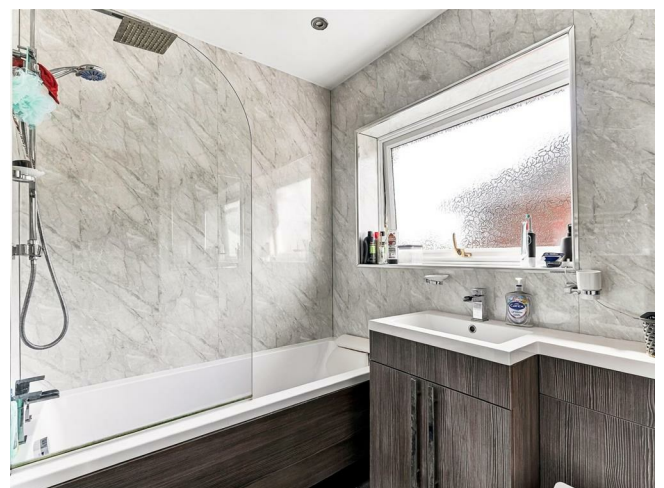
- Guide Price £625,000 - £650,000
- Substantial four bedroom detached family home offering versatile accommodation
- Generous lounge with feature fireplace, leading through to a separate dining room
- Bright and spacious family room providing a great additional living and entertaining space
- Kitchen/breakfast room with range cooker, good workspace and plenty of storage
- Separate study/home office with its own external door and internal access to the garage
- Four double bedrooms, with the main bedroom benefiting from fitted wardrobes
- Large first floor landing, modern family bathroom and en-suite to the main bedroom
- Driveway parking, single garage with light and power, plus an EV charging point
- Generous south-facing rear garden with lawn, mature planting and a raised decked seating area

About the Property

If you're looking for a detached family home that offers plenty of space and versatile accommodation, then look no further than this substantial property, offering spacious accommodation across two floors, along with driveway parking, a single garage and a generous rear garden.

Entering via the front door, the entrance hall leads through into the generous dual aspect lounge with feature fireplace, which flows through to a separate dining room. Double doors from here open into the bright and spacious family room, which in turn links round to the kitchen/breakfast room, creating a great flow through the main living areas. There is also a separate study/home office which has its own external door as well as providing internal access into the single garage.

Upstairs, a spacious landing leads to four double bedrooms, including the main bedroom with fitted wardrobes and an en-suite shower room, together with a modern family bathroom. Well presented throughout, the property also benefits from gas central heating and double glazing and is situated in a popular location.





The Outside

The property is approached via a driveway providing off-road parking, with a brick wall boundary and mature trees to the front. The driveway leads to a single garage with power, lighting and an electric door, while an EV charging point is also provided.

To the rear, the south-facing garden is mainly laid to lawn, with mature trees and established planting. A raised decked area immediately off the property provides a good space for outdoor seating and entertaining, with the hot tub available by separate negotiation.

The Location

Broadhurst Road forms part of the popular Eaton Rise area of Norwich, a well-established residential location known for its tree-lined roads and convenient position to the south-west of the city. The property is particularly well placed for access to Marston Marshes and Danby Wood, providing attractive woodland and riverside walks close by.

Eaton village is also within easy reach, offering a good range of everyday amenities including Waitrose, local shops, cafés and pubs, while Eaton Park, the University of East Anglia and Norfolk and Norwich University Hospital are all readily accessible. Regular bus services and good road links provide convenient access into Norwich city centre and surrounding areas.

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

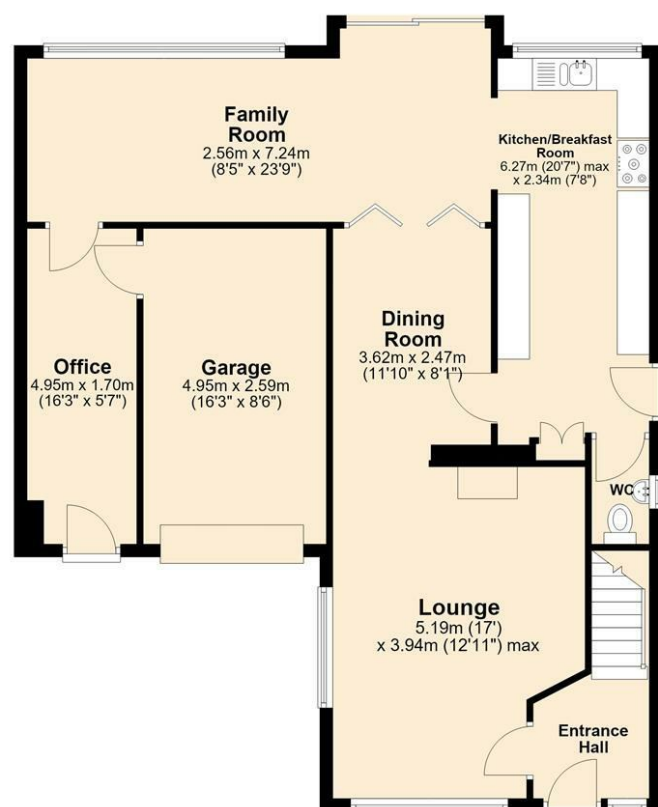
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent. Should you decide to make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

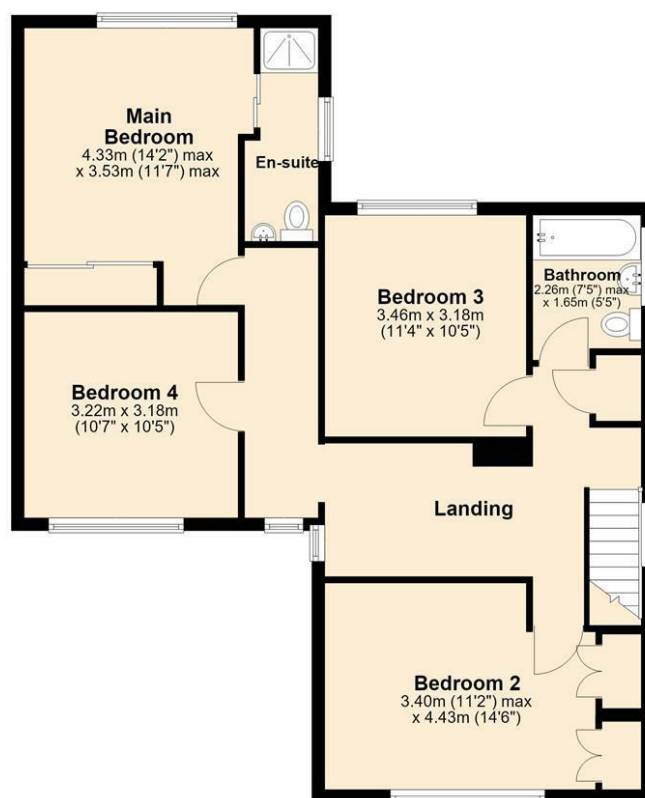
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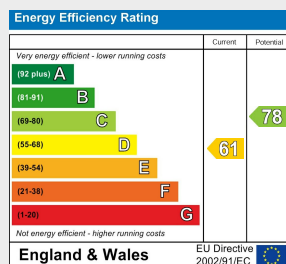
Ground Floor



First Floor



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: E
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.



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