



Guide Price £475,000

4 Bedroom Bungalow for sale  
60 Lowther Road, Norwich



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## Overview

Chain-free and full of potential, this detached bungalow in Eaton Rise offers a large, south-facing, established garden, driveway parking, and an 8m+ garage - a bright, well-proportioned home ready to reimagine. Open House Sat 9th May



## Key Features

- Chain-Free
- Detached Bungalow in the Sought-After Eaton Rise Area
- South-Facing Rear Garden with a Mature, Leafy Feel
- Large, Established Plot with Plenty of Scope to Landscape and Personalise
- Versatile Rooms Offering up to Four Bedrooms
- Bright, Well-Proportioned Accommodation with a Great Natural Flow
- Ensuite Shower Room and Main Bathroom
- Ample Storage Throughout, Gas Central Heating (Combi Boiler) and Double-Glazing
- Extended Single Garage and Driveway
- Convenient Access to Norwich City Centre, Local Schools and Amenities





Welcome to Lowther Road, NR4. Set within highly regarded Eaton Rise, this detached bungalow is a brilliant, chain-free opportunity offering space and natural brightness in abundance. Sitting on a large, leafy plot, it delivers that increasingly hard-to-find combination of peaceful residential living with easy access to the city and beyond.

From the outset, it's fair to say the property is ready for a refresh - but it's also easy to see what's possible. This is an exciting refurbishment opportunity, with the practical fundamentals already in place: driveway parking and an 8m+ single garage, giving you the flexibility to tackle improvements properly, whether you need secure storage, a workshop setup, or simply excellent parking provision. Stepping inside, the home's generous proportions are immediately apparent, starting with a spacious entrance hall that links neatly to all rooms. There's a real sense of comfort and practicality here, and while the property now offers clear scope for updating, the layout is an excellent starting point for anyone wanting to create a bungalow that truly fits their tastes. The main living spaces sit to the rear, enjoying garden views and a bright, easy flow for day-to-day living.

Outside, the rear garden is a standout feature: south-facing and wonderfully established. It's currently a little wild in places, but it's exactly the kind of plot that rewards vision. With mature greenery and plenty of space to rework planting, seating and landscaping, it has all the ingredients to become a superb, private outdoor retreat over time.

Eaton Rise is consistently popular for good reason: it's a settled, prosperous pocket of NR4 that balances a calm neighbourhood feel with genuinely useful day-to-day convenience. From Lowther Road, you're well placed for good local schools, everyday amenities and green spaces, while Norwich city centre is within easy reach for shopping, restaurants, theatre and rail links. Commuters will also appreciate straightforward access to the A47, making routes around Norwich and onwards refreshingly simple - ideal for those who want to stay connected without sacrificing a quieter place to come home to.

If you're looking for a bungalow with real potential in a prime setting, this could be the one. We're hosting an Open House on Saturday, 9th May (by appointment only) - get in touch today to secure your booking and take the opportunity to explore the space and your vision. What3Words: [///flank.wisdom.divisions](https://flank.wisdom.divisions)



### **Kitchen**

12' 1" x 10' 5" (3.70m x 3.18m)

Vinyl flooring, uPVC double-glazed window and exterior door, fitted base and wall-mounted units, small serving hatch to the lounge-diner, freestanding dishwasher, electric over-hob and extractor hood, splashback tiling, spotlights, radiator, coving and multiple sockets.

### **Lounge-Diner**

20' 0" x 12' 2" (6.10m x 3.71m)

Wood laminate flooring, uPVC double-glazed windows and exterior door, wall-mounted and ceiling lights, boarded fireplace with tiled mantle, surround and hearth, TV aerial, multiple sockets and two radiators.

### **Bedroom One**

14' 10" x 12' 10" (4.54m x 3.93m)

Wood laminate flooring, bay window with uPVC double-glazed windows with fitted Vertical blinds, built-in wardrobe, picture railing, multiple sockets, radiator and ceiling light.

### **Ensuite Shower Room**

7' 1" x 6' 11" (2.16m x 2.13m)

Vinyl flooring, obscured uPVC double-glazed window, rectangular shower tray with glass screens and electric shower, toilet, wash hand basin, radiator, tiled walls and spotlights.

### **Bedroom Two**

16' 10" x 13' 4" (5.14m x 4.08m)

Wood laminate flooring, dual uPVC side windows, bay window with uPVC double-glazed windows, picture railing, boarded fireplace with tiled mantle, surround and hearth, ceiling and wall-mounted lights, multiple sockets and radiator.

### **Bedroom Three**

15' 5" x 12' 10" (4.70m x 3.93m)

Fitted carpet, dual uPVC double-glazed windows, ceiling light, picture railing, radiator and multiple sockets.

### **Bedroom Four / Office**

12' 10" x 6' 8" (3.93m x 2.05m)

Part wooden floorboards and carpet, uPVC double-glazed window, picture railing, built-in wardrobe, ceiling light, radiator and multiple sockets.

### **Bathroom**

7' 1" x 5' 10" (2.16m x 1.78m)

Vinyl flooring, obscured uPVC double-glazed window, bath with electric shower over bath, wash hand basin, toilet, tiled walls, ceiling light, heated towel rail and extractor fan.

# Floorplans



DETACHED 4-BEDROOM BUNGALOW

TOTAL FLOOR AREA: 1647 sq.ft. (153.1 sq.m.) approx.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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