

Abinger Way
Norwich, NR4 6NA

Guide price £550,000

claxtonbird
residential

Abinger Way, Norwich, NR4 6NA

*** Guide Price £550,000 - £575,000 *** Nestled in the charming village of Eaton, this rarely available property presents a fantastic opportunity to acquire a spacious four-bedroom detached family home. Upon entering, you are greeted by a wonderful dual aspect reception room, which is bathed in natural light and offers direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The current owners have thoughtfully renovated the home, featuring a newly fitted kitchen, well-equipped with built-in appliances. The four well-proportioned bedrooms located on the first floor offer versatile space for family living or guest accommodation. Meanwhile, the contemporary four-piece family bathroom suite has been designed with both style and functionality in mind, catering to the needs of a busy household. Set on a generous plot, the property enjoys lawned wrap-around gardens as well as the convenience of ample driveway parking and tandem garage. Situated near Marston Marshes, the property is ideally placed for enjoying the beauty of the Norfolk countryside. With scenic riverside walks, open green spaces and an abundance of local wildlife nearby, it offers a peaceful natural escape while remaining within easy reach of Norwich city centre and its amenities.

Entrance Hall
Newly installed composite entrance door.

Cloakroom
Newly fitted suite comprising WC, wash hand basin set in vanity unit with mixer tap, radiator and double glazed window to side aspect.

Sitting Room 20'9 x 11'9 (6.32m x 3.58m)
Double glazed windows to front and rear aspect, contemporary electric fire, radiator and double glazed door opening out into the garden.

Kitchen 7'9 x 7'9 (2.36m x 2.36m)
Newly fitted modern kitchen comprising a range of wall and base units with work surfaces over, sink unit with mixer tap, built-in oven and microwave, inset induction hob with extractor hood over, built-in fridge freezer and built-in dishwasher. Open to:

Dining Room 17'1 x 14'5 (5.21m x 4.39m)
Understairs storage cupboard, wood effect floor, two contemporary upright radiators and sliding patio doors leading out to the garden.

Study 16'8 x 7'6 (5.08m x 2.29m)
Double glazed window to front aspect and radiator.

Utility Room 7'10 x 7'10 (2.39m x 2.39m)
Base units with worksurface over, inset ceramic sink with mixer tap, plumbing for washing machine, space for tumble dryer, wall-mounted gas central heating boiler, double glazed window to rear aspect and door to garage.

Tandem Garage 26'1 x 8'4 (7.95m x 2.54m)
Up and over door, power, light and door leading out into the garden.

First Floor Landing
Built-in airing cupboard and loft access.

Bedroom 11'7 x 11'4 (3.53m x 3.45m)
Double glazed window to front aspect, built-in cupboard and radiator.

Bedroom 9'1 x 8'3 (2.77m x 2.51m)
Double glazed window to rear aspect and radiator.

Bedroom 8'2 x 8'2 (2.49m x 2.49m)
Double glazed window to rear aspect, built in cupboard and radiator.

Bedroom 11'2 x 9'4 (3.40m x 2.84m)
Double glazed window to front aspect, built-in wardrobe and radiator.

Bathroom
Newly fitted suite comprising bath with mixer tap, separate shower cubicle, wash hand basin set in vanity unit with mixer tap, WC and double glazed window to rear aspect.

Outside
The property is set on a generous corner plot, offering lawned wrap-around gardens with mature hedging, various trees, plants and shrubs, as well as ample driveway parking leading to a tandem garage.

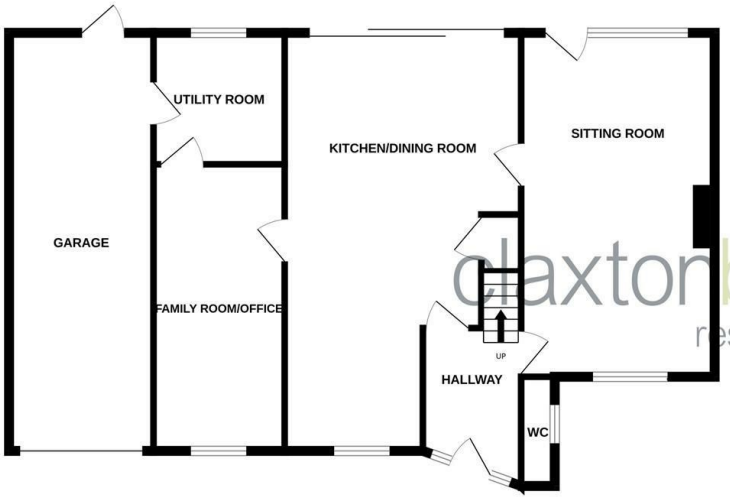
Agents Note
Council Tax Band D



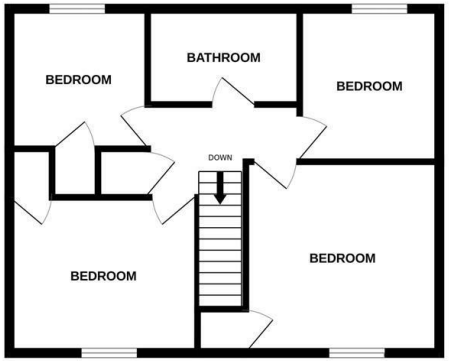




GROUND FLOOR

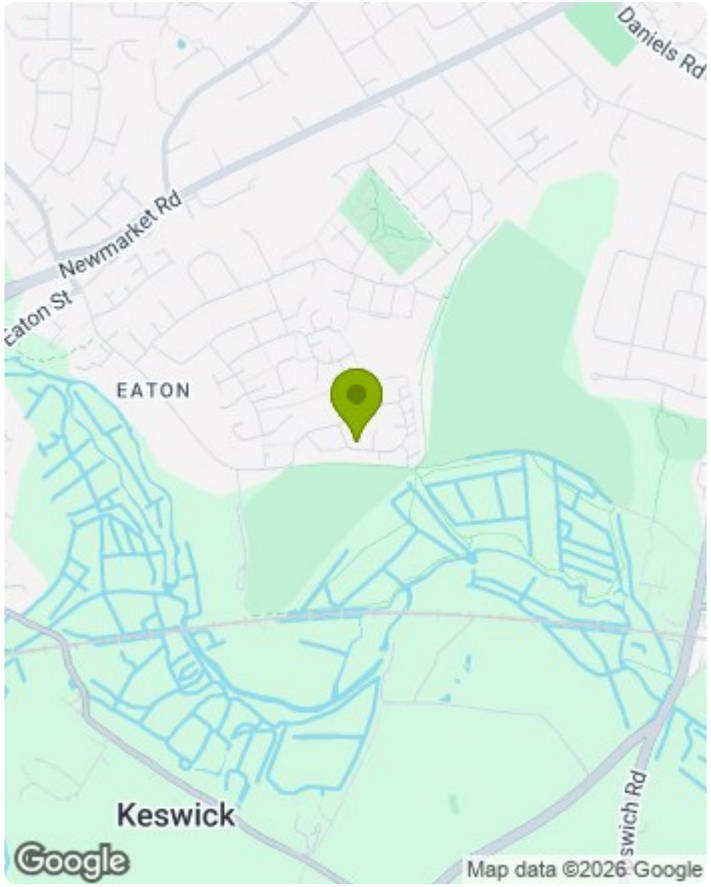


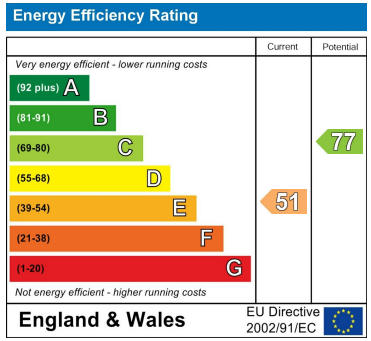
1ST FLOOR



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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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