



Broadhurst Road
Norwich, NR4 6RD
Guide Price £425,000

claxtonbird
residential

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ClaxtonBird are pleased to present this delightful three bedroom detached bungalow, ideally situated in the highly sought-after Eaton Rise development, with convenient access to the vibrant City Centre of Norwich. This inviting home boasts generous and adaptable living spaces, featuring three spacious double bedrooms, family bathroom, welcoming sitting room, well-equipped kitchen/breakfast room, and cosy garden room. Outside, the property is further enhanced by elegant wrought-iron railings, practical driveway parking, and an impressively large garage to the front of the plot. The beautifully landscaped south-facing garden at the rear offers a tranquil outdoor seating area, making it the perfect spot for relaxation or entertaining during the warmer months.

Entrance Hall

Double glazed entrance door, large built-in double cupboard housing the water cylinder and heating controls, loft access, wood-effect floor and radiator.

Bedroom 13'5" x 13'3" max into bay (4.09 x 4.05 max into bay)

Upvc double glazed bay window to front aspect, wood-effect floor and radiator.

Bedroom 13'5" x 12'3" max into bay (4.09 x 3.75 max into bay)

Upvc double glazed bay window to front aspect and radiator.

Bedroom 13'4" x 7'11" (4.07 x 2.42)

Upvc double glazed window to side aspect, stripped wooden floor and radiator.

Bathroom 4'9" x 9'11" (1.47 x 3.04)

Three-piece white suite comprising panel bath with mixer tap, shower screen and shower attachment, low-level WC, pedestal wash hand basin, radiator and upvc double glazed window to side aspect.

Sitting Room 21'9" x 11'11" max (6.65 x 3.64 max)

Two upvc double glazed windows to rear aspect, fireplace with brick surround and tiled hearth and two radiators.

Kitchen / Breakfast Room 13'10" x 8'11" max (4.24 x 2.73 max)

Fitted kitchen comprising wall and base units with work surface over, stainless steel one-and-a-half-bowl sink drainer, cooker point, plumbing for washing machine, space for fridge freezer, wall-mounted gas central heating boiler, panelled ceiling, tiled-effect floor, radiator, upvc double glazed window to side aspect and upvc double glazed door to garden room.

Garden Room 8'10" x 16'1" (2.70 x 4.91)

Upvc double glazed windows and door opening out to the garden, part-panelled walls and wood-effect floor.

Front Garden

Wall and railed garden, laid predominantly to shingle with driveway parking, garage, shrub borders, gated access to rear garden and pathway leading to the entrance door.

Rear Garden

South-facing enclosed mature garden laid predominantly to lawn with patio seating area, a wide variety of flower, shrub and tree borders, outside tap, timber shed and shingled pathways.

Garage

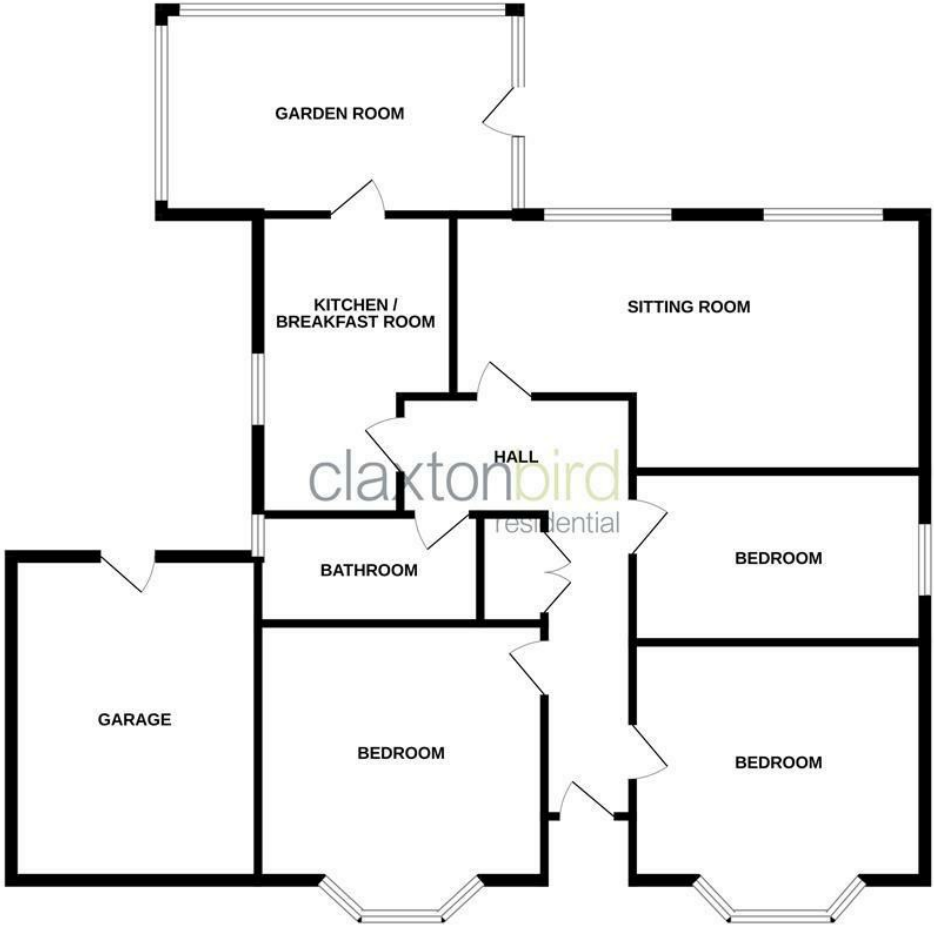
Up-and-over door, power, light, and glazed window and door opening to the garden.

Agents Note

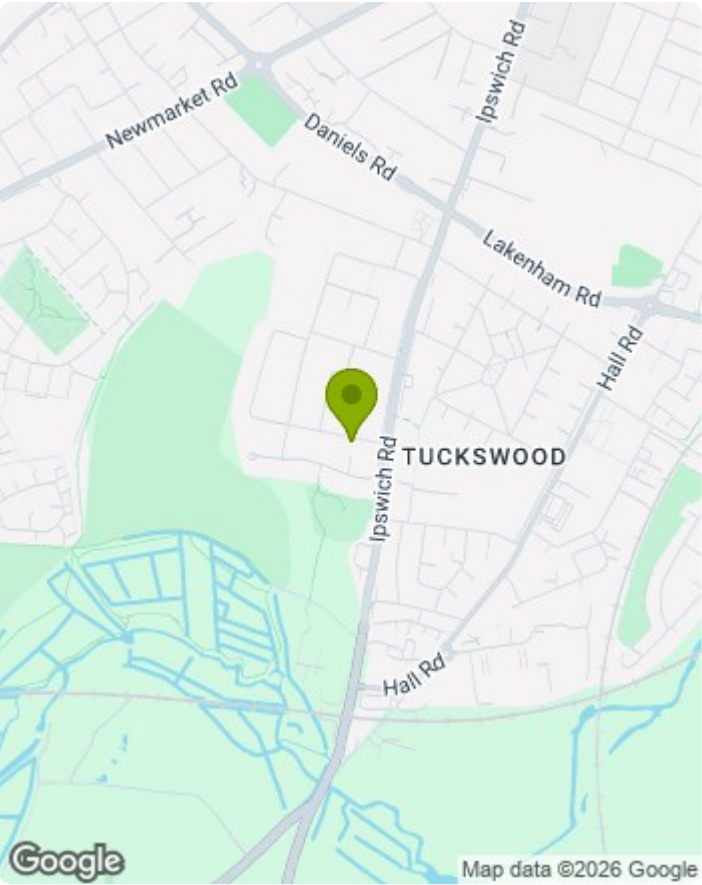
Council Tax Band D



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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