



12 | Nutfield Close | Eaton | NR4 6PF

£395,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- *** CHAIN FREE - Quick Sale Available ***
- Well proportioned detached bungalow in a popular cul de sac location
- Two double bedrooms, with bedroom two enjoying a garden facing conservatory
- Spacious entrance hall leading to a 21'2" lounge with fireplace
- 18'8 Kitchen/Diner with access to the enclosed rear garden
- Updated shower room with accessible shower
- Substantial rear garden measuring approximately 41'11" x 71'3"
- Detached garage with power, lighting, and personal entrance
- Double glazing throughout and gas central heating
- Potential for improvement and extension, subject to planning permission

About the Property

Set back from the road in a popular cul de sac in Eaton, this spacious detached bungalow is offered for sale with no onward chain.

The property opens into a generous central entrance hall, leading to a 21'2" lounge featuring a fireplace. Off the lounge, the 18'8" kitchen diner provides access to the substantial rear garden. There is an updated shower room and a dual-access airing cupboard off the hallway.

The bungalow offers two double bedrooms, with Bedroom 2 benefiting from a conservatory overlooking the rear garden. Additional features include double glazing throughout and gas central heating.

Offering a perfect blank canvas, the property presents excellent potential for modernisation and the possibility to extend to the rear, subject to planning permission.





The Outside

The property is set back from the road behind a low brick wall, with a shingled driveway to the side and a central gate leading to a pathway to the front door. A detached garage, fitted with power, lighting, and a personal entrance, provides practical storage and workspace.

The rear garden, measuring approximately 41'11" x 71'3", is a blank canvas, offering excellent potential for landscaping. It is conveniently accessible via a gate from the front, as well as from the kitchen or conservatory. A small patio provides a seating area, while mature trees at the rear of the garden offer privacy and a natural backdrop.

Location Overview

Eaton is a highly desirable suburb of Norwich, combining village charm with modern convenience. The area offers a range of independent shops, cafés, pubs and essential services, including a supermarket and pharmacy. It is well known for its generous green spaces, most notably Eaton Park, along with excellent schooling options and its close proximity to the University of East Anglia. Eaton Golf Club further adds to the appeal for those who enjoy the sport.

The Location benefits from easy access to the city centre and key routes such as the A11 and A47, making it an attractive choice for families, professionals and retirees seeking a peaceful yet well-connected location. A mixed selection of period and modern homes contributes to the area's enduring popularity.

Directions

From the crossroads and traffic lights in Eaton, turn into Church Lane, passing the Waitrose supermarket on your right. Take the left turn into Greenways, then turn left into Nutfield Close, where the property can be found on the right-hand side.

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.

Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

GDPR – Personal Information

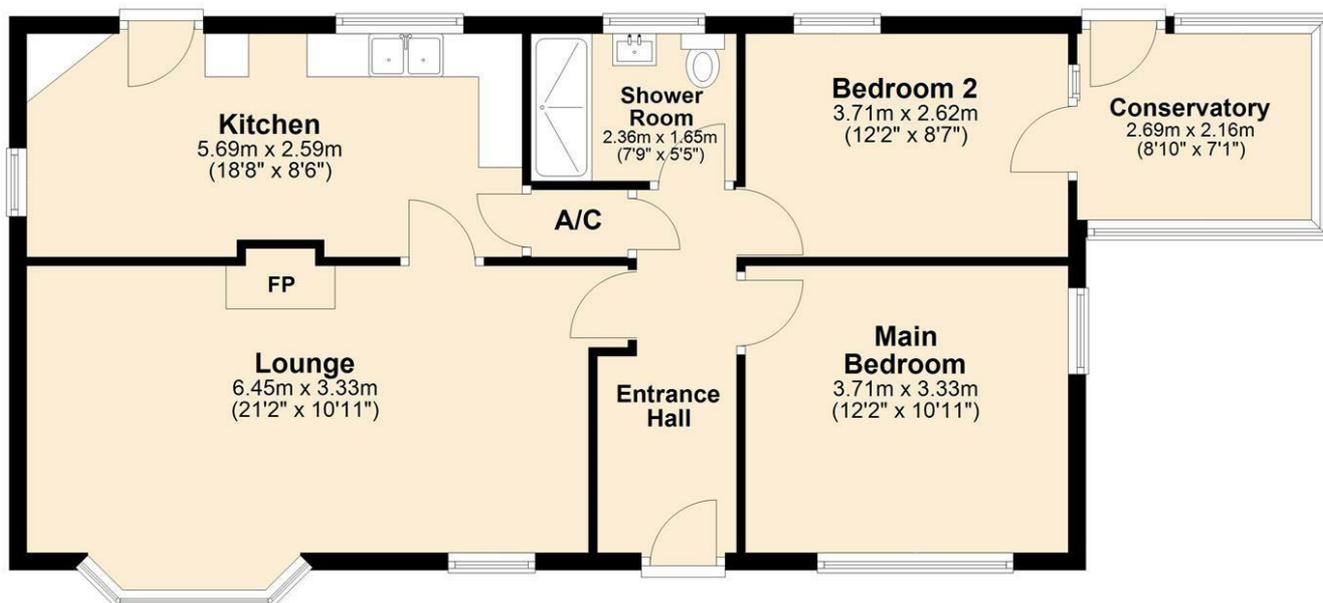
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide



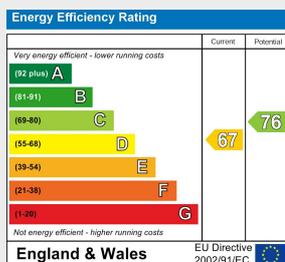
Ground Floor

Approx. 78.3 sq. metres (842.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 sq. feet)

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: C
 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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