

79 | Brentwood | Eaton | NR4 6PN

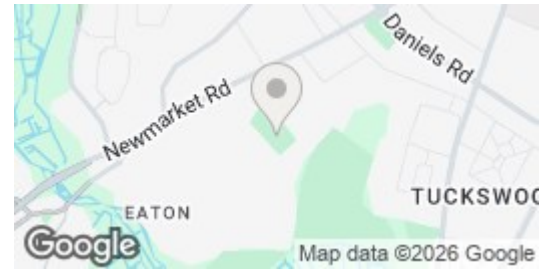
£1,500 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



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.

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



Description

Positioned at the end of a quiet cul-de-sac overlooking an attractive green, this well presented three bedroom townhouse offers over 1,000 sq/ft of versatile accommodation arranged across three floors. The ground floor features a spacious kitchen/diner, a bay fronted lounge and a convenient WC. On the first floor are two good sized bedrooms and the family bathroom, while the top floor is dedicated to the impressive main bedroom, complete with fitted wardrobes and an en suite shower room. Further benefits include gas central heating, double glazing and solar panels providing hot water.

Outside, the property enjoys a tandem driveway leading to a single garage with power, lighting and rear access. The enclosed south facing rear garden is mainly laid to lawn with a patio seating area and established shrub borders.

Key features

- Three bedroom townhouse offering over 1,000 sq/ft across three floors
- Entrance hall leading into the bay fronted lounge
- Two further bedrooms and a family bathroom on the first floor
- Tandem driveway, single garage with power and lighting
- End of cul de sac position overlooking an attractive green
- Kitchen/diner with integrated appliances and garden access
- Top floor main bedroom with fitted wardrobes and en suite shower room
- Gas central heating, double glazing and solar panels providing hot water
- Enclosed rear garden with lawn, patio and established shrub borders
- Available end of August 2026

Council Tax Band & Local Authority: D, Norwich
Deposit Required: £1,730

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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