



Chestnut Hill
Norwich, NR4 6NL
Guide Price £475,000

claxtonbird
residential

Chestnut Hill, Norwich, NR4 6NL

Nestled in the charming village of Eaton, this splendid detached family home on Chestnut Hill offers the perfect blend of comfort and versatility. Spanning three floors, the property features an impressive layout tailored for modern family living. The accommodation includes two reception rooms, kitchen, utility room, and study on the first floor. The second floor boasts a master bedroom with en-suite, three additional bedrooms, and a separate family bathroom. One highlight of this property is its beautifully landscaped rear garden, which provides a good degree of privacy and includes a delightful terrace, perfect for enjoying the warmer months. Additionally, the brick weave driveway at the front of the property offers convenient parking, complemented by an integral tandem garage that provides extra storage or potential for conversion (subject to relevant permissions). The property's bay frontage enhances its aesthetic appeal and offers wonderful views over the picturesque surroundings of Eaton. Situated in a popular village, residents will benefit from a variety of local amenities, making daily life both convenient and enjoyable.

Entrance Hall

Entrance door, stairs to first floor, large understairs storage cupboard, radiator and door to garage.

Tandem Garage 32'6" x 12'0" max (9.93 x 3.66 max)

Automatic roller door, power and lighting.

First Floor Landing

Stairs to second floor, and radiator.

Sitting Room 26'2" + bay x 11'1" (8.00 + bay x 3.38)

Light and spacious dual aspect room featuring a bay fronted window, electric fire with mantle surround, engineered oak wooden floor, two radiators and French doors opening out to the garden.

Dining Room 9'10" x 7'7" (3.00 x 2.33)

Double glazed window to rear aspect and radiator.

Kitchen 13'1" x 8'4" (4.00 x 2.56)

Newly fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink unit, built-in electric oven and inset electric hob, built-in fridge freezer, wall-mounted gas central heating boiler, radiator and double glazed window to rear aspect.

Utility Room 6'0" x 8'4" (1.84 x 2.56)

Newly fitted wall and base units with work surfaces over, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, space for dishwasher, radiator and double glazed window to side aspect.

Study 10'0" x 8'4" (3.06 x 2.56)

Double glazed window to front aspect and radiator.

Second Floor Landing

Loft access, built-in airing cupboard housing the hot water cylinder, and radiator.

Master Bedroom 17'7" + bay x 15'1" max (5.38 + bay x 4.61 max)

Double glazed bay window to front aspect, built-in double wardrobe, further single wardrobe, radiator and door to en suite.

En Suite 5'9" x 8'7" (1.76 x 2.63)

Suite comprising bath with electric shower over, pedestal wash hand basin, WC, radiator and double glazed window to side aspect.

Bedroom 15'7" max x 11'0" (4.77 max x 3.37)

Double glazed window to front aspect, two built-in double wardrobes and radiator.

Bedroom 9'5" x 8'1" (2.88 x 2.48)

Double glazed window to rear aspect and radiator.

Bedroom 10'4" x 10'4" max (3.16 x 3.16 max)

Double glazed window to rear aspect, built-in cupboard and radiator.

Bathroom 6'1" x 7'3" (1.86 x 2.23)

Suite comprising bath with electric shower over, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

Front Garden

Banked garden laid to lawn with various plants and shrubs, and brickweave driveway leading to the garage and entrance door.

Rear Garden

Enclosed rear garden with large patio area, paved steps to lawned areas with raised beds and borders.

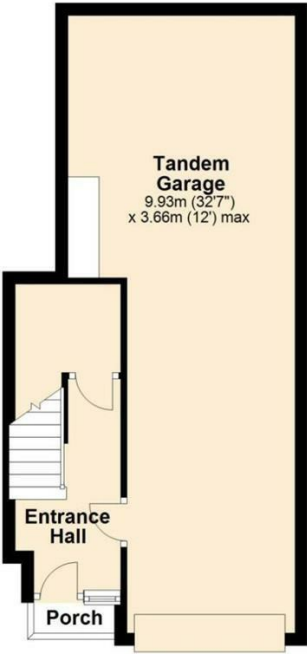
Agents Note

Council Tax Band E



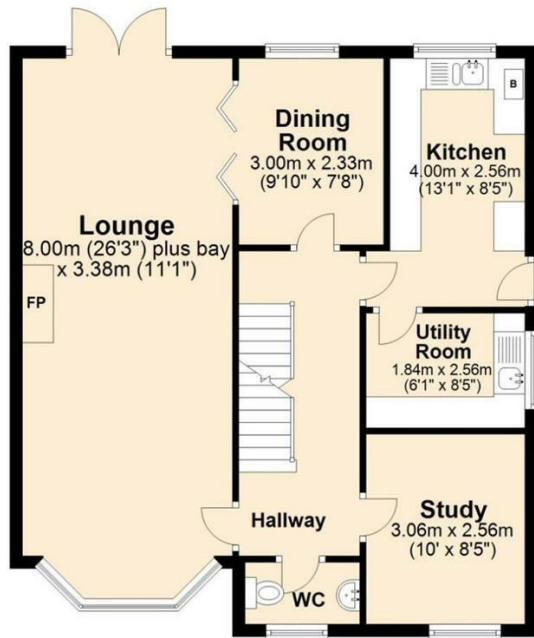
Lower Ground Floor

Approx. 8.2 sq. metres (88.0 sq. feet)



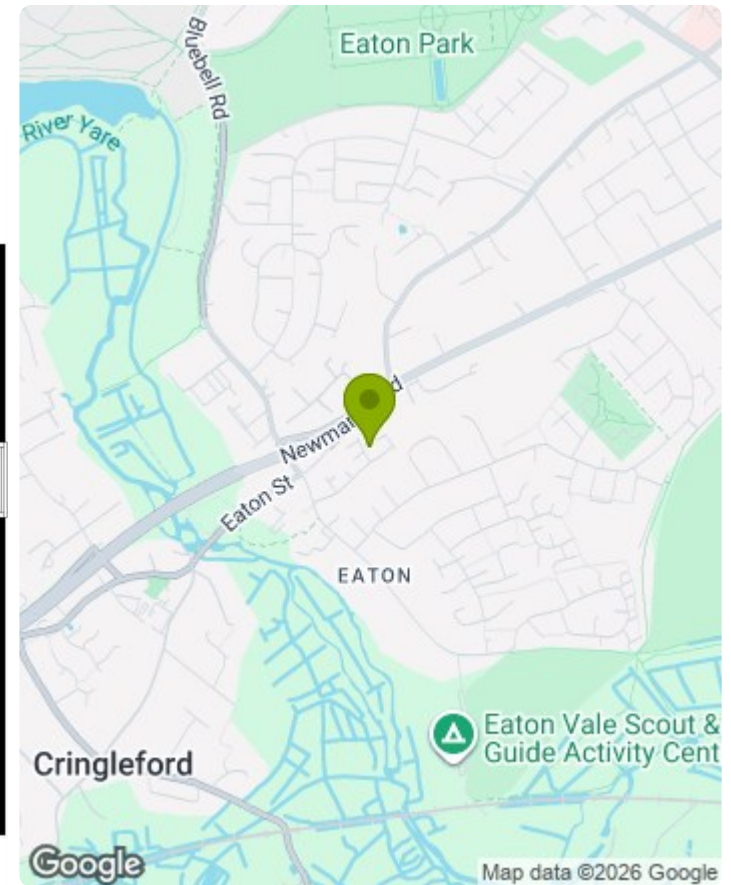
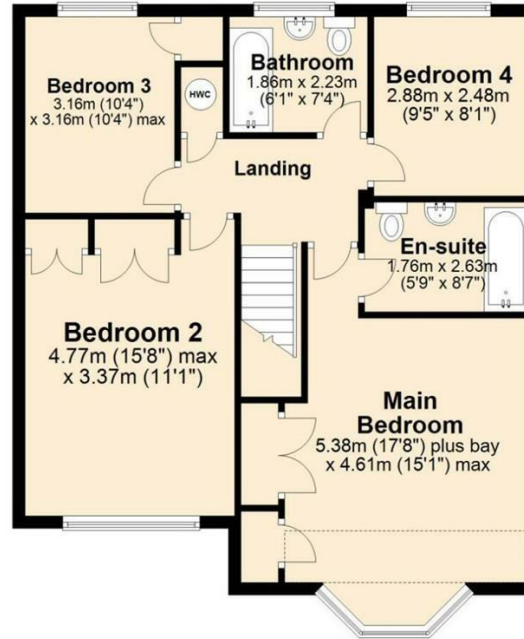
Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)

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	

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- 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.
- 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.
- 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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