



10 | Tamarind Mews | Eaton | NR4 6NR

Guide Price £300,000



The Features

- Guide Price £300,000 - £325,000
- Chain free three bedroom semi detached home in a popular location
- Spacious 23'9" (max) lounge/diner with sliding doors onto patio area
- Kitchen overlooking the enclosed rear garden
- Three bedrooms, all benefiting from built-in storage
- Ground floor WC and family bathroom off the landing
- Gas central heating and double glazing
- Driveway providing off-road parking, plus a garage
- Rear garden with a generous patio, lawn and established planting
- Within easy walking distance of Waitrose and local amenities

About the Property

If you're looking for a property you can make your own in a desirable residential location, this three bedroom semi detached home offers a fantastic opportunity.

The accommodation is well proportioned throughout, with an entrance hall and WC on the ground floor, leading through to an impressive 23'9" (max) lounge/diner with plenty of space for separate seating and dining areas. The kitchen is positioned just off the main reception room and enjoys an outlook over the rear garden.

Upstairs, there are three bedrooms and a family bathroom. Two are well proportioned double bedrooms, both benefiting from built in wardrobes, while the third bedroom features a useful storage cupboard. The property has been well maintained throughout, with the kitchen and bathroom offering scope for buyers who may wish to make their own changes in the future.





The Outside

The property is positioned towards the end of a cul-de-sac, offering a good degree of privacy. To the front is a low-maintenance garden, with steps leading to the front door. To the left-hand side, a driveway provides off-road parking and leads to the garage, which benefits from a personnel door to the rear providing direct access into the garden.

To the rear, the property enjoys an enclosed garden which has been designed with ease of maintenance in mind. The garden features a generous patio area, ideal for outdoor seating and entertaining, along with an area of lawn and established flowerbeds providing a variety of mature planting.

The garden is enclosed by a combination of fencing and hedging, creating a private and pleasant outdoor space.

Location Overview

Tamarind Mews is ideally positioned in the heart of Eaton, within easy walking distance of Waitrose, local shops, bus stops and a range of everyday amenities, while being pleasantly tucked away from the busier main roads.

Eaton is widely regarded as one of Norwich's most desirable residential areas, offering a welcoming village feel while remaining within easy reach of the city centre. The centre of Eaton is just a short walk away and provides an excellent range of amenities, including a Waitrose supermarket with pharmacy and café, alongside local shops, cafés and popular pubs.

The location is also particularly convenient for the Norfolk and Norwich University Hospital, the University of East Anglia and Norwich Research Park, making it an excellent choice for professionals, families and those working or studying nearby. Regular bus services into Norwich city centre are easily accessible, while the surrounding parks and green spaces provide plenty of opportunities for walking and enjoying the outdoors.

Offering the best of both worlds, Tamarind Mews combines a quiet, tucked-away residential setting with excellent local amenities and transport connections, all within one of Norwich's most sought-after areas.

Directions:

Coming from Norwich city centre, follow Newmarket Road heading south-west towards Eaton. As you enter Eaton, turn left into Church Lane, then take the left turn onto Chestnut Hill. Continue along and turn left into Tamarind Mews, where the property can be found just before the end of the cul-de-sac.

AGENTS NOTE

Please be advised that The Cellar House pub is situated behind the property.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

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.

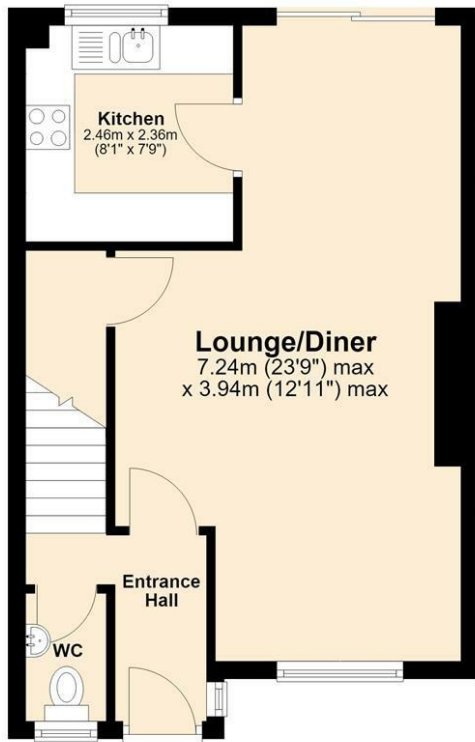
Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request



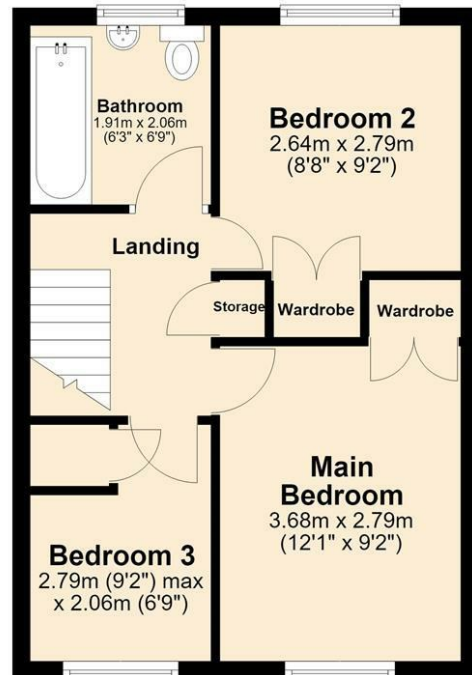
Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 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.

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	

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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



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.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN