



47 | Wakehurst Close | Eaton | NR4 6JL

Offers in the region of £220,000



## The Features

- Two bedroom semi detached house occupying a corner plot
- Porch entrance leading to a spacious 15'9 sitting room with spiral staircase.
- 12'6 kitchen diner opening into an 11'2 conservatory
- Two bedrooms & modern family bathroom with shower over bath
- Low maintenance garden with patio and garden shed
- Off road driveway parking
- Gas central heating and double glazing
- Offered for sale with no onward chain
- Ideal first time purchase or investment opportunity
- Popular cul de sac location in the sought after area

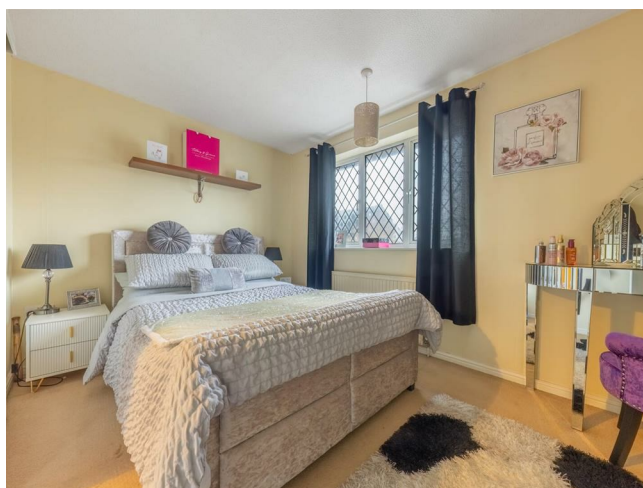
## About the Property

This two bedroom semi detached house is offered with no onward chain, making it an ideal purchase for first time buyers, investors, or those looking for a straightforward move.

Accessed via a side porch, the property opens into a spacious 15'9 sitting room featuring a spiral staircase. Leading off the lounge is a 12'6 kitchen which opens into an 11'2 conservatory, providing additional living space and flexibility.

Upstairs, both bedrooms are accessed off the landing, with bedroom two benefiting from built in storage. A family bathroom completes the first floor accommodation.

The property further benefits from gas central heating and double glazed windows throughout.





## The Outside

The property is situated on a corner plot with a driveway to the side providing off road parking. To the front there is a small shingled garden, with a side gate giving access to the enclosed rear garden. The garden wraps around the side and rear of the property and is designed for low maintenance, featuring a patio area and a garden shed.

## 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 Waitrose on your right. Take the first left into Greenways, then turn right into Cheyham Mount. Continue along and turn left into Amderley Drive, then take the next left into Wakehurst Close. Follow the road along, and the property can be found on the left hand side.

## Agents Note

The EPC is currently awaited.

Please be advised that the property is currently tenanted. Notice will be served once a buyer has been found.

## 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

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 will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

Disclaimer -

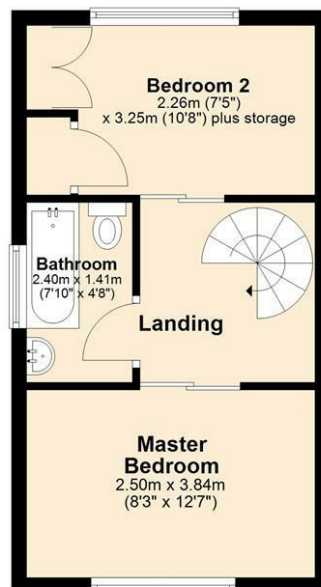
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**Ground Floor**  
Approx. 38.9 sq. metres (418.3 sq. feet)

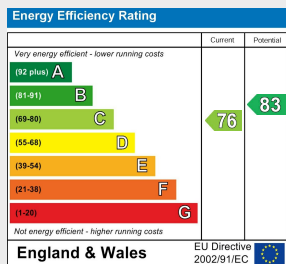


**First Floor**  
Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 66.8 sq. metres (719.1 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:** B  
**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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