



47 | Wakehurst Close | Eaton | NR4 6JL

£230,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



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

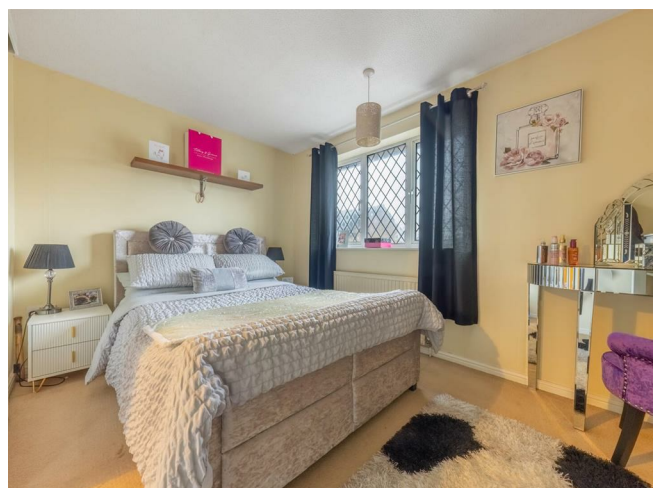
About the Property

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.

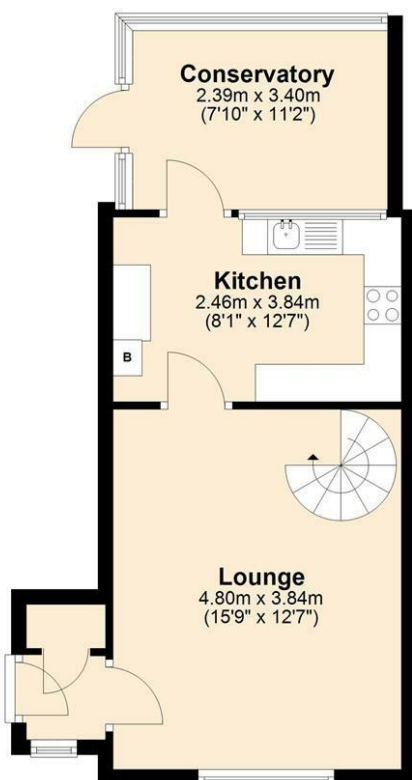
Please be advised that the property is currently tenanted.

Notice will be served once a buyer has been found.



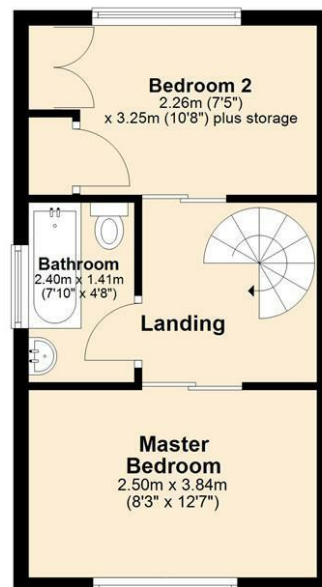
Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



First Floor

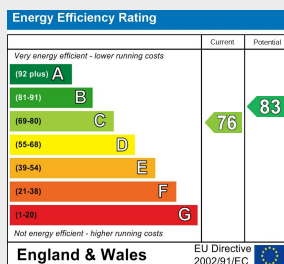
Approx. 27.9 sq. metres (300.8 sq. feet)



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.



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 Collegate Norwich Norfolk NR3 1BN