


6a | Church Lane | Eaton | NR4 6NZ

£250,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- CHAIN FREE - Exceptionally spacious two double bedroom apartment
- Own private entrance with impressive high ceilings to the entrance hall
- Spacious 20’2 open plan kitchen/living area
- Contemporary fitted kitchen with integrated fridge freezer
- Main bedroom benefiting from an en-suite shower room
- Double glazing and gas underfloor heating throughout
- Private enclosed rear garden with lawn and patio area
- Allocated off-road parking directly in front of the property
- Prime location in the heart of Eaton, directly opposite Waitrose
- Attractive opportunity for both owner occupiers and investors alike

## About the Property

Set in the heart of Eaton, this exceptionally spacious two bedroom apartment benefits from its own private entrance, an allocated parking space and a private enclosed rear garden, offering modern, well presented accommodation throughout.

On entering the property through its own front door, you are welcomed into a generous entrance hall with high ceilings, creating a real sense of space. There is a large understairs storage cupboard and a door providing direct access to the private rear garden.

Upstairs, the landing leads to an impressive 20’2 open plan kitchen/living area, featuring a modern fitted kitchen with an integrated fridge freezer. There are two double bedrooms, with the main bedroom benefiting from an en-suite shower room, a separate bathroom and a large storage cupboard housing the boiler.

The property further benefits from double glazing and gas central heating via underfloor heating.

Previously rented at £1,200pcm, the property is now being offered for sale with vacant possession and is chain free, making it an attractive opportunity for both owner occupiers and investors alike.



















## The Outside

The property is approached via a shared pathway, with raised brick flowerbeds to either side and steps leading up to the entrance. The frontage is enclosed by brick walls and metal railings, with an allocated off-road parking space directly in front of the property.

To the rear is a private enclosed garden, mainly laid to lawn with a patio area providing space for outdoor seating and dining. The garden can be accessed directly from the entrance hall, with additional pedestrian access via a pathway to the left of the Butterfly Homes office, leading around to the rear of the development.

## Location Overview

The property is ideally positioned in the heart of Eaton, within easy walking distance of a wide range of local amenities. Waitrose supermarket is situated directly opposite, with its pharmacy and café, while local shops, cafés, popular popular pubs and restaurants, along with regular bus services are all close by.

Eaton is widely regarded as one of Norwich's most desirable residential areas, offering a welcoming village atmosphere while remaining within easy reach of Norwich city centre.

The location is particularly convenient for the Norfolk and Norwich University Hospital, the University of East Anglia and Norwich Research Park, making it an excellent choice for a range of buyers. The surrounding parks, green spaces and nearby countryside also provide plenty of opportunities for walking and outdoor activities.

## AGENTS NOTE

Please be advised that the photographs show the property prior to the previous tenancy.

The property benefits from an Architect's Certificate, issued in 2023 and valid for 10 years.

The property is leasehold, with a 999-year lease commencing in February 2025. We are currently awaiting confirmation of the annual service charge and ground rent.

## Directions

From Norwich city centre, follow Newmarket Road towards Eaton. At the traffic lights and crossroads in the centre of Eaton, turn left into Church Lane. The properties can be found on the left-hand side, just past the funeral directors, opposite Waitrose Café and in the same row as Butterfly Homes.

## 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.

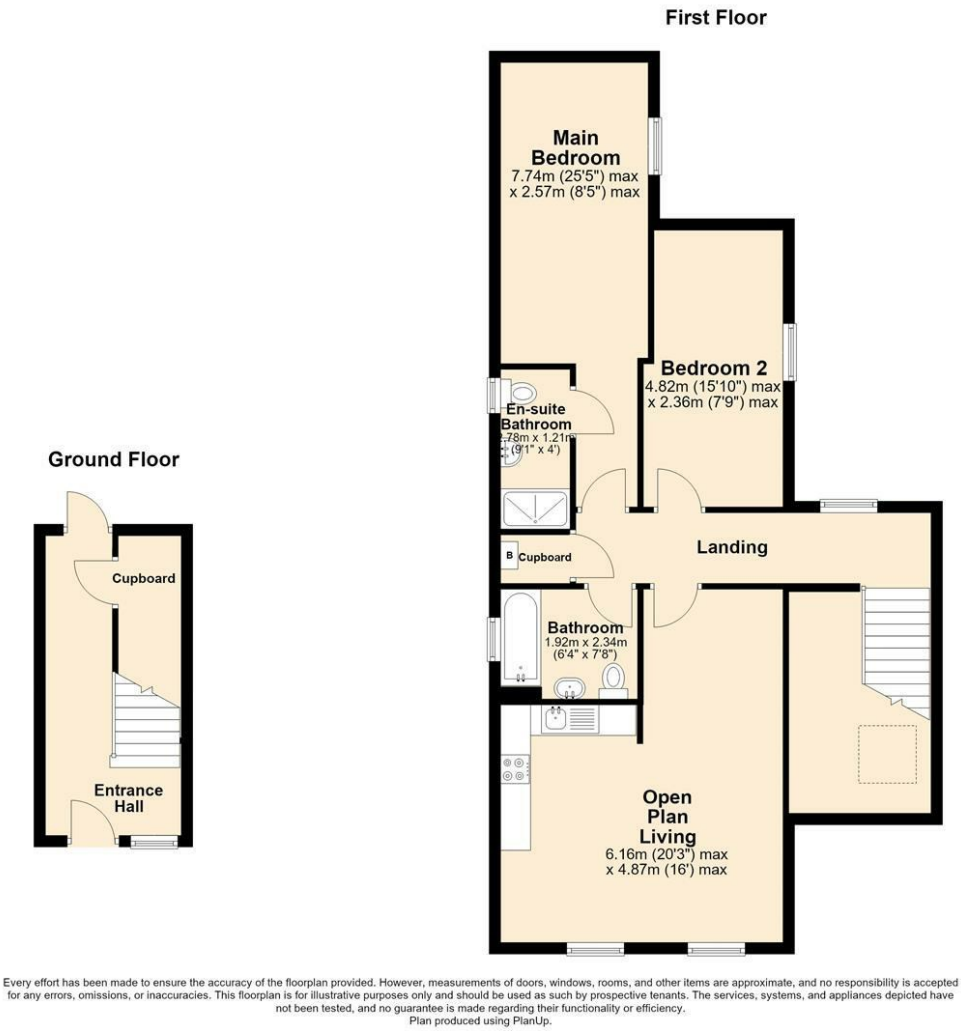
## Further Information

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.

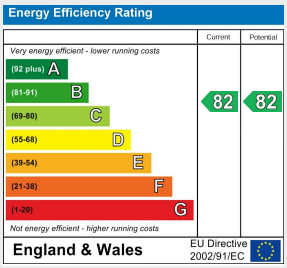
Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

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






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:** Leasehold

**Council Tax Band:** B

**Local Authority:** Norwich City Council

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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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