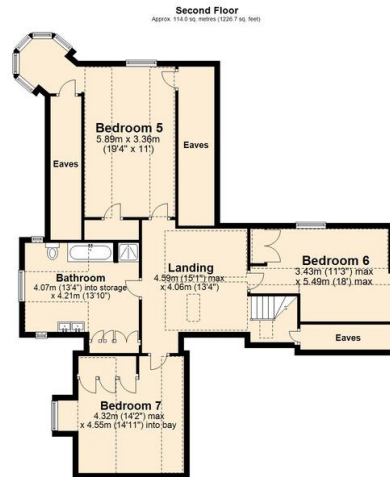


Total area: approx. 488.2 sq. metres (5254.4 sq. feet)



OUTSIDE

The property is accessed via a private shingled driveway, leading off from Poplar Avenue. The driveway is flanked by wooden fencing before opening out into an approx. 159' x 155' plot. To the right-hand side mature beds and trees flank an extensive lawn, with a row of conifers forming a partial screen between the property and the neighbouring bungalow. To the far side of the property lies a bespoke entertaining space including a decked area, generous patios, outdoor kitchen, firepit and barbeque area, all surrounding an approx. 27' x 12' unfenced heated outdoor swimming pool. An approx. 15' x 10' enclosed section of garden includes several pine trees and functions as a woodstore. A double garage is also included, offering electric doors, light, power and wiring for electric vehicle charging points. Please contact the office for more information.

DIRECTIONS

Head away from central Norwich via Newmarket Road, A11. As you approach the dual carriageway section, with the slip road leading down into Eaton, turn right into Poplar Avenue. Follow this private road round to the left where the property can be accessed on the left-hand side via a private shingled driveway.

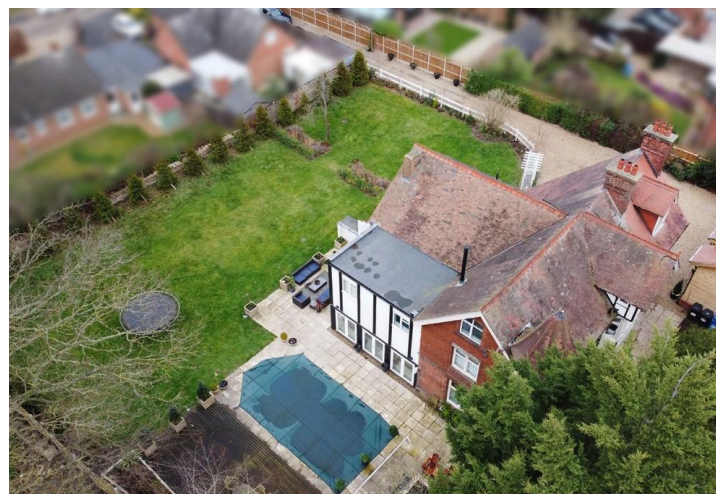
LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

F

Energy Efficiency Rating Current E 54 Potential C 76




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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



A stunning and unique detached 3-storey period property boasting rarely seen levels of accommodation in a highly prestigious location off a private avenue, perfect for city access. This spectacular family residence, offered furnished or unfurnished, includes 8 bedrooms split between the top 2 floors, 4 ground floor reception rooms – each with its own character, stylish kitchen/breakfast room, outdoor heated pool and double garage. Truly magnificent with unrivalled versatility!

Newmarket Road

Eaton | Norwich | Norfolk | NR4 7LA

£3,800 pcm

Spectacular and unique detached residence, situated in a prestigious and sought-after location

Boasting over 5,250 sq/ft. of living space across 3 floors, offered furnished or unfurnished

8 bedrooms across the top 2 floors, some with spectacular views plus 5 with storage

First floor master suite with turreted bedroom, generous dressing room and stylish en-suite bathroom

Modern 23'1 kitchen/breakfast room with breakfast bar, granite worktops and gloss units

4 reception rooms, each with its own unique character including 23'10 turreted lounge

21'3 sun room, 17'3 sitting room, 16'2 dining room, 17'11 utility, 14'5 study plus boot room

Gas central heating and a mixture of single, secondary and double glazing

Double garage available - please contact the office for more information

Available start to mid February 2023

