

NORVIC DRIVE

# Eaton, Norwich NR4 7NN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- No Chain!
- Semi-Detached Home
- Potential to Update & Extend (stp)
- Two Reception Rooms
- Kitchen/Breakfast Room
- Three Spacious Bedrooms
- Separate Cloakroom & Shower Room
- Large South Facing Garden & Garage/Car Port

#### IN SUMMARY

NO CHAIN. Occupying a PROMINENT CORNER PLOT just off Bluebell Road and a short walk to Waitrose, this semi-detached home offers POTENTIAL to UPDATE, MODERNISE and EXTEND (stp). With EXTENSIVE GARDENS to the rear, the property enjoys a LIGHT and BRIGHT ASPECT, with privacy and seclusion in the garden. Internally the property enjoys a HALL ENTRANCE, sitting room with fireplace, OPEN PLAN DINING ROOM and adjacent KITCHEN/BREAKFAST ROOM - offering clear potential to open plan this space into the dining room. Upstairs, THREE SPACIOUS BEDROOMS lead off the landing - two with BUILT-IN STORAGE, along with separate W.C and SHOWER ROOM. Enjoying the SOUTH SUN, the gardens are tucked behind well maintained high level hedging, with a CAR PORT, GARAGE and DOUBLE DRIVE to the far boundary.

#### SETTING THE SCENE

With a sweeping corner plot, a lawned garden can be found to front, with planted front borders and a hard standing footpath leading to the front door. A low

level brick wall and high level hedge can be found to the other boundaries, along with gated access to the rear. Positioned on Norvic Drive, the parking is on Ruge Drive, at the rear of the plot, with space for two cars, a car port and garage.

#### THE GRAND TOUR

Once inside, you are greeted with a carpeted hall entrance with stairs rising to the first floor. Useful storage can be found under the stairs, and whilst a door originally led to the kitchen, this has been blocked off, creating options for further storage or potentially a ground floor W.C. A door leads into the sitting room, with a window to front, and chimney breast ready for a feature fireplace. An opening leads into the dining room, with carpet running through both rooms, and patio doors leading onto the garden. A door opens to the kitchen, a functional space, but offering room to modernise and potentially remodel the space by open planning into the dining room. A door leads to the garden, and the gas fired central heating boiler is wall mounted. Upstairs, the landing leads to three bedrooms, two with built-in storage. The W.C and shower room are separate, again with potential to create one larger space.

#### THE GREAT OUTDOORS

The rear garden is a great space, laid to lawn and enclosed with timber panelled fencing and high level mature hedging. Planted borders can be found to both sides, with a patio space, and timber shed to rear. An opening leads to the car port, driveway and garage, with up and over door to front.



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#### OUT & ABOUT

The village of Eaton is situated South of the Cathedral City of Norwich. This popular and thriving village provides easy access to both the A11 and A47 whilst being in close proximity to both the UEA and Norfolk and Norwich University Hospital. The village boasts regular bus links to Norwich, a popular primary school, a variety of shops including the supermarket Waitrose, Opticians, two public houses/restaurant, and parish church. Various children's play areas are located nearby, with Eaton Golf Club, Eaton Vale Scout Group are in close proximity whilst walks over Marston Marshes and the River Wensum can be enjoyed close by.

#### FIND US

Postcode : NR4 7NN

What3Words : ///shop.repair.scarf

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

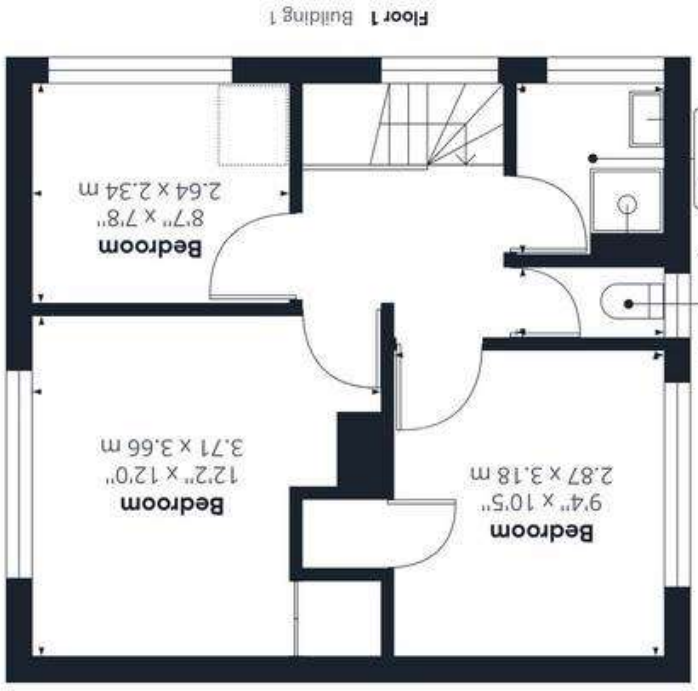
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Price:



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Approximate total area<sup>(1)</sup>

825.94 ft<sup>2</sup>  
76.73 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

