



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)

## OUTSIDE

To the front of the property is a low maintenance landscaped garden area with sloped pathway leading up to the entrance. A driveway to the left-hand side provides tandem off-road parking for multiple vehicles. A wooden gate to the right-hand side of the property, leads through to the approx. 80' x 64' max. south-east facing rear garden. The impressive rear garden features a patio seating area abutting the property, with steps up to the raised lawn, bounded by a pathway and including mature flower beds and shrubs. Please note the garage is not included.

## DIRECTIONS

Leave Norwich city centre on Newmarket Road and proceed over the round about, staying on Newmarket Road. Take the Eaton exit towards Cringleford and continue onto Eaton Street. Turn right onto Bluebell Road, turn right onto Norvic Drive and right again onto Leng Crescent. Follow the road round and turn right onto Bek Close. The property can be found at the end.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current D 64 Potential C 80



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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.





Ideally located for Norwich city centre, road links and amenities, this detached bungalow benefits from a cul de sac location. Boasting over 1,150 sq/ft. of accommodation, the living spaces include a dual aspect lounge with dining room off, plus practical kitchen and separate utility.

Outside benefits from off-road parking for multiple vehicles and enclosed south-east facing rear garden.

## Bek Close

Eaton | Norwich  
Norfolk | NR4 7NT

£1,600 pcm

Detached bungalow in a cul de sac position, within a convenient location

Offering over 1,150 sq/ft. of versatile accommodation

3 good-sized bedrooms, 2 with storage

Practical kitchen featuring integrated appliances and separate utility

Generous dual aspect lounge, plus dining room off

Shower room off hallway and en-suite to bedroom 3

Gas central heating and double glazing

Tandem off-road parking to the left of the property

Well-presented south-east facing rear garden with raised lawn and patio area

Available end of August 2023!

