

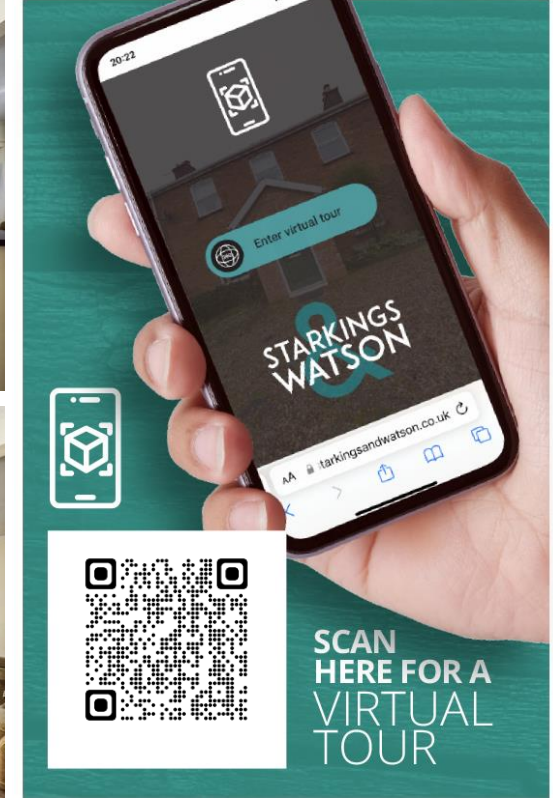
NORVIC DRIVE

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



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON



- No Chain!
- Ideal Student Let or Family Home
- Extended Layout
- Off Road Parking to Front
- Large Rear Garden
- Up to Three Reception Rooms
- Up to Five Bedrooms
- En Suite & Family Bathroom

### IN SUMMARY

NO CHAIN. This FORMER STUDENT LET is now EMPTY and READY for a new INVESTOR or OWNER OCCUPIER to utilise over 870 Sq. ft (stms) of PRIME POSITIONED accommodation. With HUGE FLEXIBILITY, up to FIVE BEDROOMS can be found within, or THREE on the FIRST FLOOR allowing for THREE RECEPTION ROOMS. With an EXTENDED LAYOUT, there is off road parking to front, along with LAWNED GARDENS to front and rear. Internally the property is finished with uPVC double glazing and gas fired CENTRAL HEATING, with accommodation comprising a hall entrance, original sitting room or more recently a bedroom, OPEN PLAN MODERN KITCHEN and reception space, and further EN SUITE BEDROOM to the rear of the property with a full run of WINDOWS and a DOOR across the rear elevation. Upstairs, THREE BEDROOMS lead off the landing, with a family bathroom.

### SETTING THE SCENE

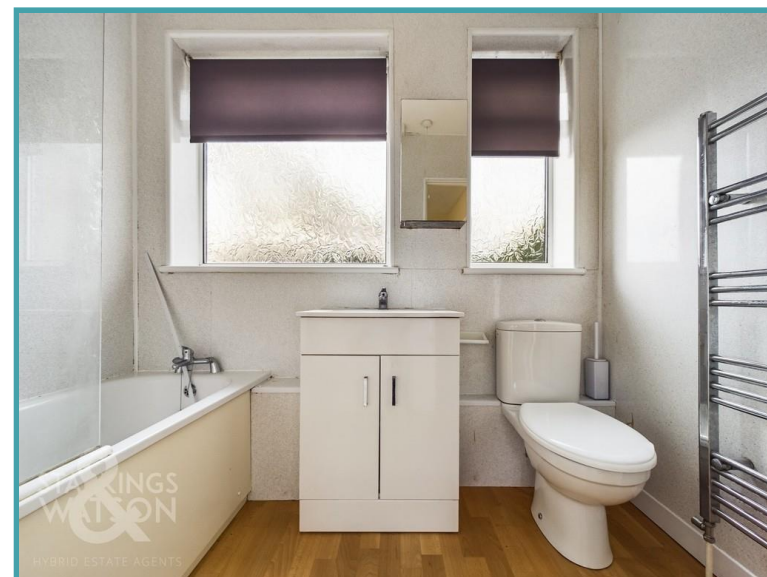
Set back from the road, a lawned frontage offers potential for off road parking, with a pathway to the main front door.

### THE GRAND TOUR

With flexible uses to all rooms, more recently the property has been used as a student let. The uPVC double glazed entrance door takes you into the hall entrance, with fitted carpet, stairs to the first floor and storage below. Doors lead to the original sitting room, now a double bedroom, and into the kitchen/living space. Open plan in its nature, the modernised kitchen offers ample storage in a u-shape layout, with wood effect flooring, and carpet to the sitting/dining area, which extends the kitchen as a breakfast bar with additional seating. A door leads to the ground floor double bedroom, with a full width wall of windows and a door to the rear. The en suite shower has been finished with Aqua board splash backs for ease of maintenance, and an oversized shower. Upstairs, the landing is carpeted and the loft access hatch is above. Doors lead to the three bedrooms, with the family bathroom modernised with Aqua board splash backs, and a hand wash basin offering storage.

### THE GREAT OUTDOORS

The rear garden is a fantastic size, with fenced boundaries to two sides, and a useful storage shed. Laid to lawn, a side access can be found, along with a pathway which runs the length of the garden.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### 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 7NW

What3Words : ///poet.arena.voices

### VIRTUAL TOUR

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

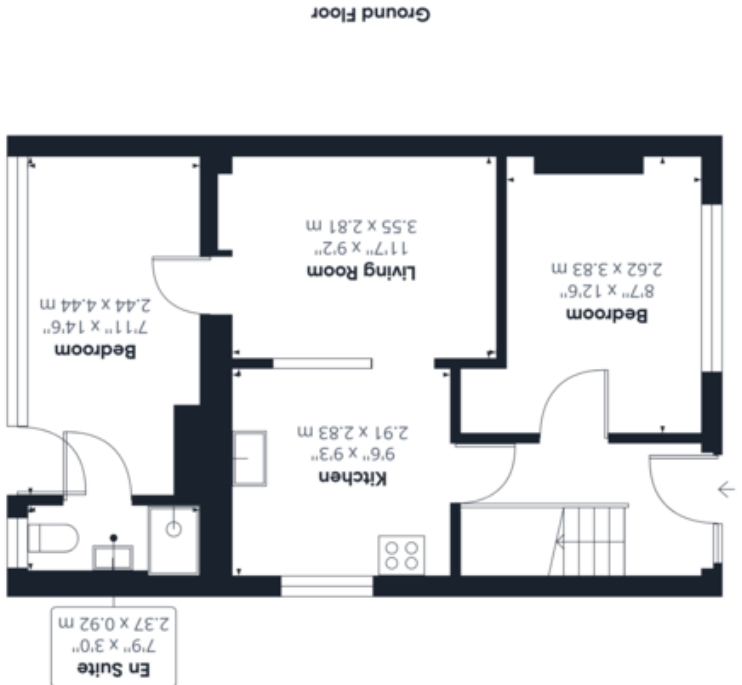
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



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

876.81 ft<sup>2</sup>  
81.46 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.