

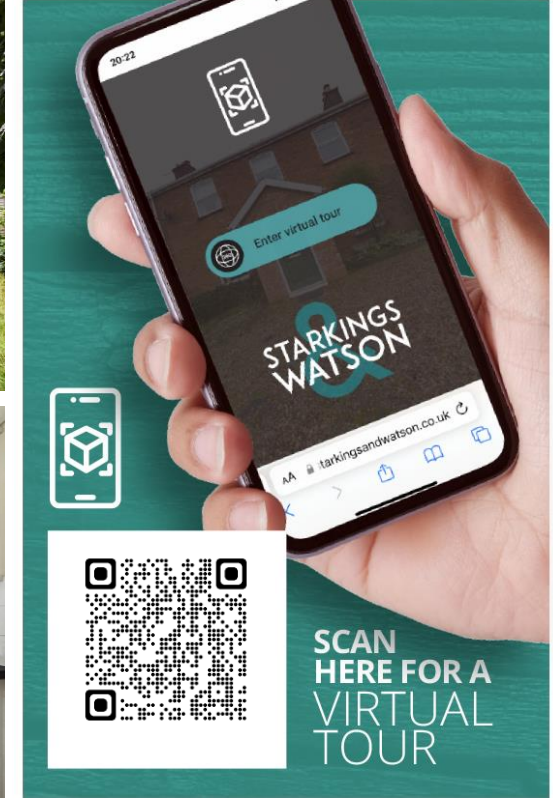
NORVIC DRIVE

Eaton, Norwich NR4 7NN

Freehold | Energy Efficiency Rating : D

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

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- No Chain!
- Ideal Student Let or Family Home
- Extended Layout
- Garage & Off Road Parking
- Large Rear Garden
- Up to Three Reception Rooms
- Up to Four Bedrooms
- Bathroom & Separate W.C

IN SUMMARY

NO CHAIN. This FORMER STUDENT LET is now EMPTY and READY for a new INVESTOR or OWNER OCCUPIER to utilise over 960 Sq. ft (stms) of accommodation. With HUGE FLEXIBILITY, up to FOUR 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, with a GARAGE, and 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, ground floor BEDROOM, kitchen, L-shape SITTING ROOM and CONSERVATORY. Upstairs, THREE BEDROOMS lead off the landing, with a family bathroom, and separate W.C.

SETTING THE SCENE

Set back from the road, a lawned frontage offers off road parking, with a pathway to the main front door, gate to rear garden and access to the adjacent garage.

THE GRAND TOUR

A welcoming hall entrance is carpeted and offers stairs to the first floor with storage below. To your right, the original sitting room has been a bedroom, and is finished with fitted carpet and large uPVC double glazed window to front. The kitchen sits to the rear, with a modernised finish, ample storage and integrated cooking appliances. There is space for further white goods, with a door to the sitting/dining area. An L-shape format, the living space extends into the conservatory, which offers great natural light and uPVC double glazed windows to all sides. Upstairs, three bedrooms lead off the landing, one with built-in storage. The family bathroom offers a two piece suite with storage under the sink and aqua board splash-backs. The W.C offers a compact toilet cistern with a recessed sink.

THE GREAT OUTDOORS

A blank canvas and ready for planting, this lawned garden is enclosed with timber panelled fencing and mature hedging, with huge potential to plant and make use of the space. Access leads back to the main property and adjacent garage, with a patio space leading from the conservatory, and to the timber shed.

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



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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 : ///tribune.animal.enhancement

VIRTUAL TOUR

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

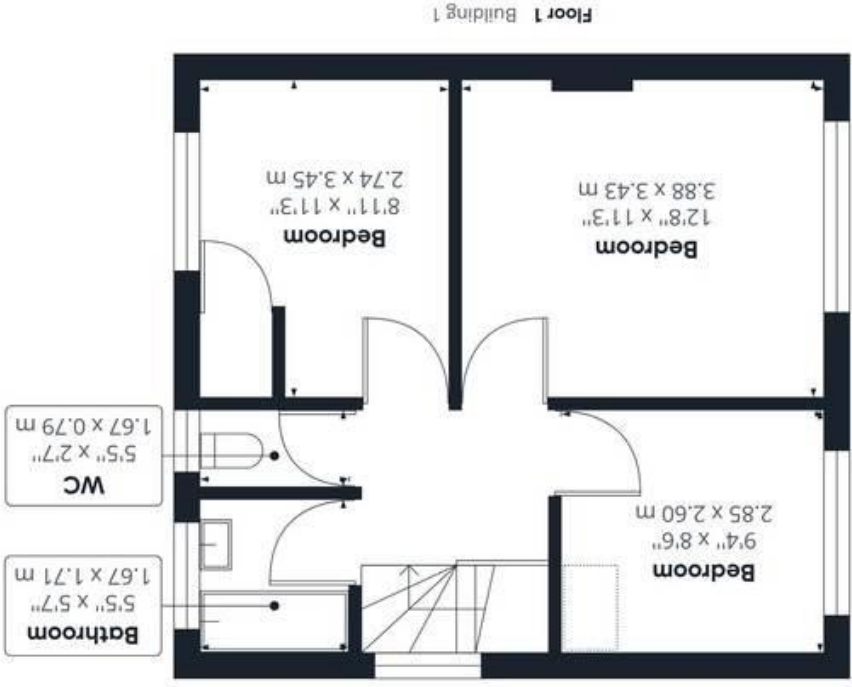
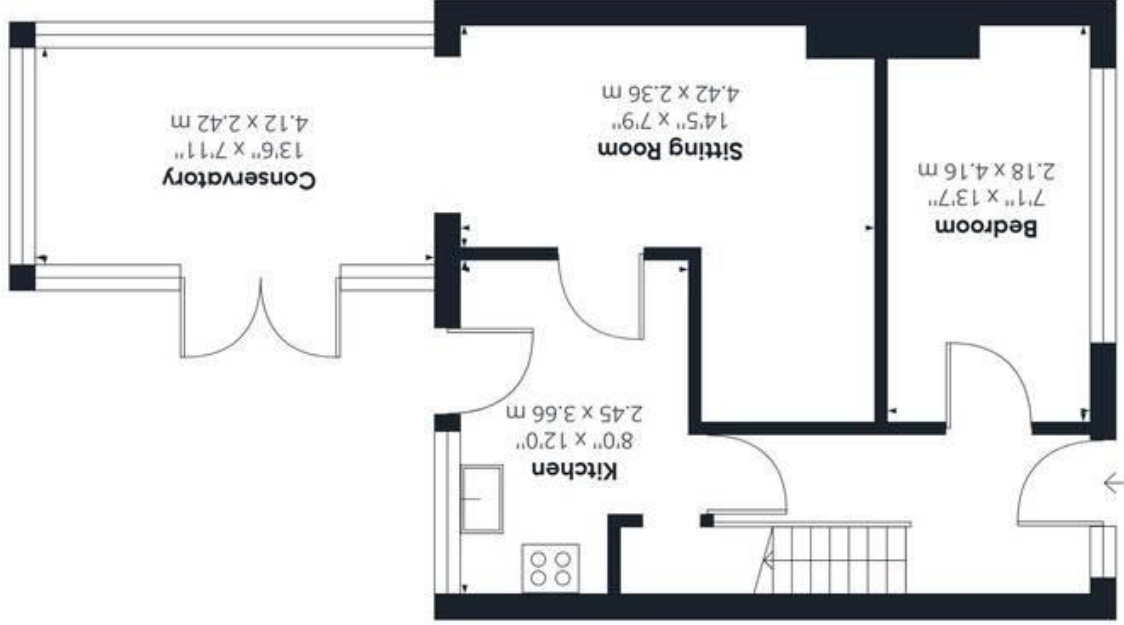
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Price:



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Approximate total area⁽¹⁾
 960.92 ft²
 89.27 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.