

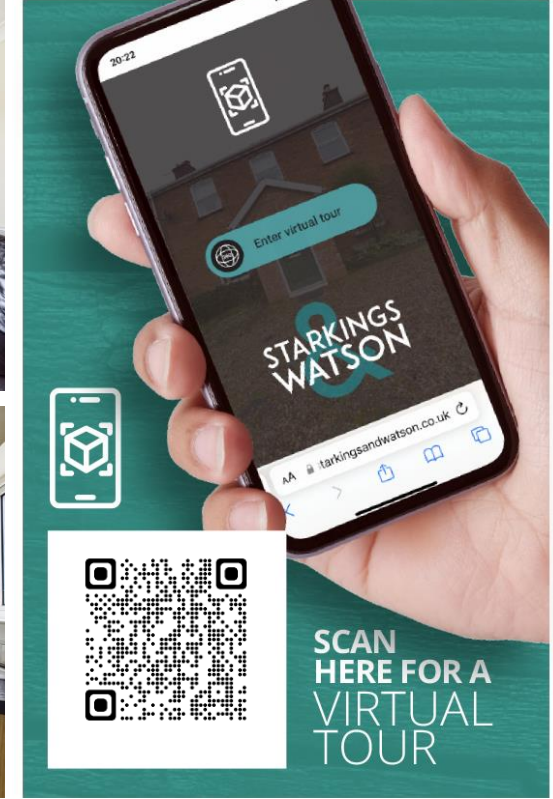
NORVIC DRIVE

Eaton, Norwich NR4 7NW

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS
&
WATSON

- No Chain!
- Ideal Student Let or Family Home
- 1295 Sq. ft (stms) of Accommodation
- Parking & Garage
- Large Rear Garden
- Open Plan Sitting/Dining Room
- Up to Four Bedrooms
- Shower Room & Family Bathroom

IN SUMMARY

NO CHAIN. With over 1295 Sq. ft (stms) including the garage, this FORMER STUDENT LET is now EMPTY and READY for a new INVESTOR or OWNER OCCUPIER. With HUGE FLEXIBILITY, up to FOUR BEDROOMS can be found within, or THREE on the FIRST FLOOR allowing for TWO LARGE RECEPTION ROOMS. With an EXTENDED LAYOUT, there is off road parking, GARAGE, 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 L-shaped SITTING/DINING room, fitted KITCHEN, rear lobby, SHOWER ROOM and BEDROOM to the ground floor. Upstairs, THREE BEDROOMS - all with STORAGE, lead off the landing, with a family bathroom.

SETTING THE SCENE

Set back from the road, a lawned frontage runs adjacent to the hard standing driveway which leads to the main property and garage.

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 porch and hall entrance, with fitted carpet, stairs to the first floor and storage below. Doors lead to the L-shaped sitting/dining room with fitted carpet and a large uPVC double glazed picture window to front. The modernised kitchen offers ample storage in a u-shape layout, with tiled flooring, integrated cooking appliances and space for further white goods. An opening leads between the kitchen and dining areas. The rear lobby offers space for laundry appliances and a door to the garden, with a door to the ground floor bedroom and shower room - finished with a double shower cubicle and Aqua board splash backs. Upstairs, the landing is carpeted and the loft access hatch is above. Doors lead to the three bedrooms, all with built-in storage. The family bathroom has been modernised with Aqua board splash backs, a hand wash basin offering storage, Aqua board splash backs and a heated towel rail.

THE GREAT OUTDOORS

The rear garden is a fantastic size, with walled boundaries to two sides, and a useful access to the garage. Laid to lawn, steps lead up from the rear access, with an area of plum slate for seating.



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.

OUT & ABOUT

Postcode : NR4 7NW

What3Words : ///park.funds.scenes

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:



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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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1295.43 ft²

120.35 m²