

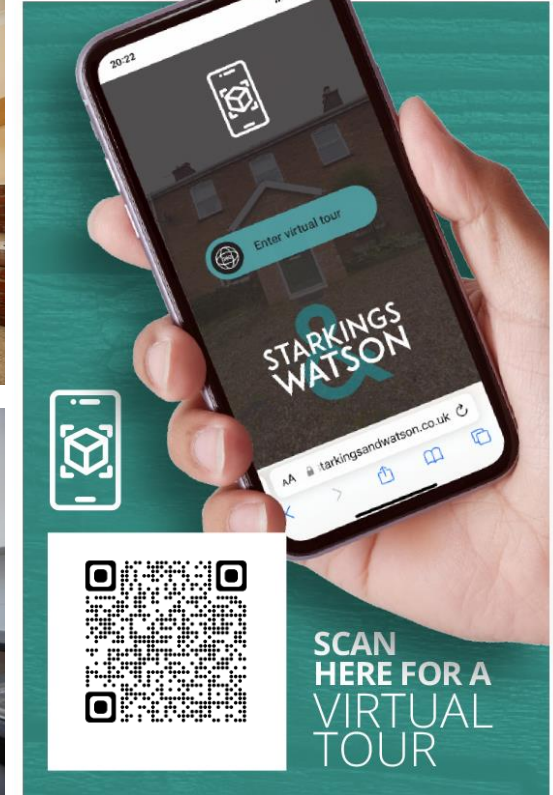
LINDFORD DRIVE

Eaton, Norwich NR4 6LR

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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STARKINGS  
&  
WATSON



- No Chain
- Close to Village School & Shops
- Link-Detached Family Home
- Parking & Garage
- Open Plan Living Room
- Modern Kitchen
- Three Bedrooms
- Enclosed Rear Garden

NO CHAIN. Occupying a PRIME CUL-DE-SAC POSITION, this LINK-DETACHED FAMILY HOME is perfectly situated within WALKING DISTANCE to the local PRIMARY SCHOOL, supermarket and BUS ROUTES. With an adjacent DRIVEWAY and GARAGE, the property is finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. The accommodation comprises a HALL ENTRANCE, open plan sitting/dining room, modern KITCHEN with access to the garden, THREE BEDROOMS and family bathroom. To the rear, a LAWNED GARDEN can be found, with ample space for family fun, and outside ENTERTAINING!

#### LOCATION

The village of Eaton is situated South of the Cathedral City of Norwich. This popular and thriving village provides each 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, various Hair Salons, 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR4 6LR), but to help you... Leave Norwich via the A11 Newmarket road and bear right signposted Eaton. At the traffic lights turn left onto Church Lane passing the supermarket Waitrose. Continue along this road and around the bends onto Lindford Drive. Continue along passing Burhill Close on the left and take the second left hand turn signposted Lindford Drive where the property can be found on the right hand side indicated by our For Sale board.

The property is approached via footpath leading to main property with a lawned frontage, with hard-standing driveway to side leading to the single garage and gas and electric meters.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing with storage space below, cloaks storage space, coved ceiling, doors to:

#### SITTING/DINING ROOM

21' 6" x 12' 6" Max. (6.55m x 3.81m) Feature brick built fire place and tiled hearth, fitted carpet, radiator x2, uPVC double glazed windows to front and rear, television and telephone points, wall lighting, coved ceiling.

#### KITCHEN

10' 1" x 8' (3.07m x 2.44m) Modern fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, radiator, space for washing machine and fridge, uPVC double glazed window and door to rear garden.



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



**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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#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in airing cupboard housing hot water tank and storage shelving, coved ceiling with loft access hatch, doors to:

#### FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to rear, shaver point, extractor fan, smooth coved ceiling.

#### DOUBLE BEDROOM

11' 10" x 8' 8" (3.61m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear.

#### DOUBLE BEDROOM

12' 6" x 9' 3" Max. (3.81m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to front, electric fuse box.

#### BEDROOM

9' 6" x 6' 7" (2.9m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to front.

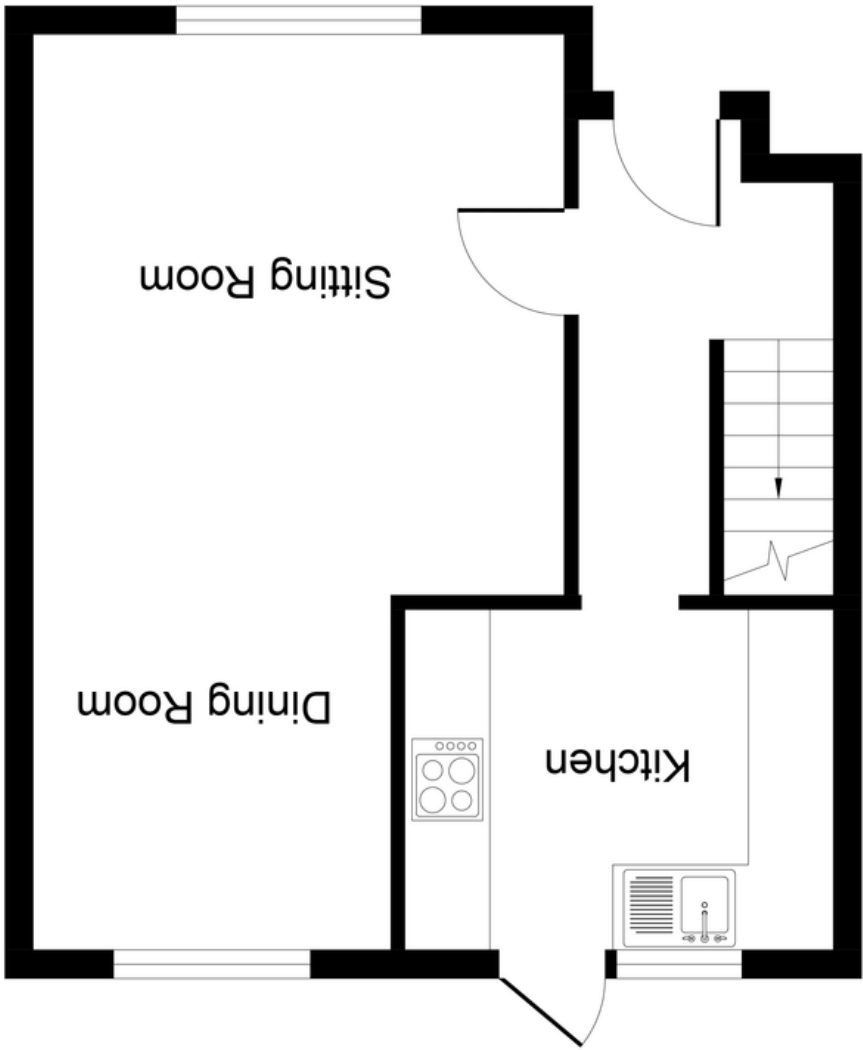
#### OUTSIDE REAR

Leading from the kitchen, an enclosed L-shaped lawned garden can be found, with enclosed timber fenced boundaries, and a variety of mature shrubbery and hedging. Access leads to the attached garage.

#### GARAGE

17' 5" x 8' 5" (5.31m x 2.57m) Up and over door to front, door to rear garden, wall mounted 'Vaillant' gas fired central heating boiler, storage above, power and lighting.

**Ground Floor**  
**389 sq.ft**  
**Approximate Floor Area**  
**(36.13 sq.m)**



**First Floor**  
**411 sq.ft**  
**Approximate Floor Area**  
**(38.18 sq.m)**

