

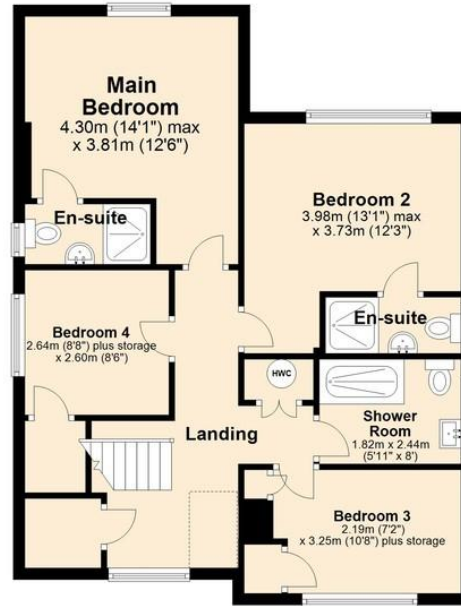
Ground Floor

Approx. 90.6 sq. metres (975.7 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.8 sq. feet)



Total area: approx. 158.2 sq. metres (1702.5 sq. feet)

OUTSIDE

The property is fronted by a mature shrub bed with hedging, affording a degree of privacy from the road. A gently sloping driveway leads to an area of off-road parking and access to the attached garage with an electric roller door, light, power and personnel door to the side. Sitting on a plot size of approx. 0.8 acres, the main section of the south-west facing garden leads gently down via a lawn and mature avenue of trees and shrubs, to a beautiful stretch of river.

DIRECTIONS

From the traffic lights and crossroads in the centre of Eaton, turn into Church Lane, passing Waitrose on your right. Follow the road and the property can be found on the right-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

E

Energy Efficiency Rating Current TBC Potential TBC

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Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

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.



Situated in a prestigious area, convenient for the city and Waitrose, this substantial 4 bedroom detached family residence also boasts a river frontage and an approx. 0.8 acre plot. The property has been fully updated, improved and refurbished to a high standard, creating fantastic modern living spaces - do not miss out!

Church Lane

Eaton | Norwich | Norfolk | NR4 6NY

£3,000 pcm

Detached family residence in a prestigious and convenient location

Updated, improved and refurbished to a high standard!

4 first floor double bedrooms including 2 with newly installed en-suites

Newly fitted modern 14'7 kitchen featuring a walk-in pantry and separating dining area

22'5 triple aspect lounge with feature fireplace, plus utility room off entrance hall

Ground floor WC, first floor shower room and en-suites to main bedroom and bedroom 2

Gas central heating and double glazing

Off-road parking for multiple vehicles plus single garage with electric roller door

Set within a mature, approx. 0.8 acre plot with numerous mature trees, shrubs and river frontage

Available end of November 2023!

