



St. Marys Drive, Eccles - NR16 2TA

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HYBRID ESTATE AGENTS



St. Marys Drive

Eccles, Norwich

Tucked away at the end of a quiet CUL-DE-SAC in this sought-after village setting, this DETACHED FAMILY HOME has been meticulously maintained, presented in IMMACULATE CONDITION throughout. Offering in excess of 1,160 Sq. Ft (stms) of living accommodation, opening to a HALLWAY ENTRANCE with a convenient two piece W.C and doors opening to all reception space. The heart of the home is the 21' SITTING ROOM, boasting a light and bright DUAL ASPECT and newly fitted WOOD BURNER, perfect for entertaining and relaxing. The fully fitted KITCHEN overlooks the garden, including INTEGRATED APPLIANCES and offering a separate UTILITY ROOM, perfect for white goods and allowing access to the DRIVEWAY PARKING and detached DOUBLE GARAGE. The DINING ROOM completes the ground floor, enjoying views of the garden. Upstairs, FOUR BEDROOMS open from the landing, ideal for a growing family. The MAIN BEDROOM offers a private ENSUITE SHOWER ROOM, whilst the remaining bedrooms are served by a three piece FAMILY BATHROOM including a shower over.

The rear GARDEN is PRIVATE and FULLY ENCLOSED with surrounding rolling field views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Quiet Cul-De-Sac Setting
- 21' Dual Aspect Sitting Room With Wood Burner
- Four Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Close Proximity To The A11 For Easy Access For Commuting/ Travel
- Ample Driveway Parking & Detached Double Garage
- Beautifully Maintained Private & Enclosed Garden

The property is in the locality of Eccles within easy access of the A11 through neighbouring Snetterton and a few moments from the market town of East Harling which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.



SETTING THE SCENE

Approached at the end of a quiet cul-de-sac consisting of just four properties, the home features a low maintenance shingled frontage framed by well maintained hedging. To the side, double wooden gates open to provide access to the detached double garage, while the main entrance is positioned to the front beneath a sheltered open porch.

THE GRAND TOUR

Stepping inside, the light and bright hallway features hard flooring underfoot, with stairs rising to the first floor and useful storage beneath. The entrance also offers a two piece W.C. with an adjacent storage cupboard, perfect for storing outdoor wear. To the left, herringbone style flooring flows into the impressive 21' dual aspect sitting room. This well proportioned space allows for a variety of soft furnishing layouts, centred around a newly fitted inset wood burner with a glass door. At the end of the hallway, you are welcomed into the dining room, enjoying garden views through uPVC double glazed windows and offers ample space for formal dining. Adjacent, the fully fitted kitchen features a range of wall and base units with integrated appliances, including a dishwasher, fridge, and double oven with an inset electric hob and extractor. Wood effect worktops wrap around to provide plenty of room for food preparation, complemented by a ceramic sink with mixer tap. The kitchen also offers space for informal dining and is supported by a separate utility room with further storage, worktop space, and plumbing for a washing machine and fridge/ freezer. A side door provides convenient access to the driveway.

Ascending to the carpeted first floor landing, you will find loft access and an integrated airing cupboard. Positioned to the front of the home, the spacious main bedroom features carpeted flooring, integrated wardrobes, and a private ensuite shower room. The ensuite is finished with tiled flooring for ease of maintenance, decorative wall panelling, an inset shower with a glass door, and vanity storage below the sink. The second double bedroom is currently utilised as a snug but would make an ideal double room, while the third double bedroom features integrated wardrobes and overlooks the garden. The final room serves perfectly as a single bedroom or a home office and includes further built in storage. Completing the accommodation, the three piece family bathroom is located centrally from the landing, offering a shower over the bath with a folding glass screen, vanity storage, and a wall mounted heated towel rail.

FIND US

Postcode : NR16 2TA

What3Words : ///toys.airbag.continues

VIRTUAL TOUR

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



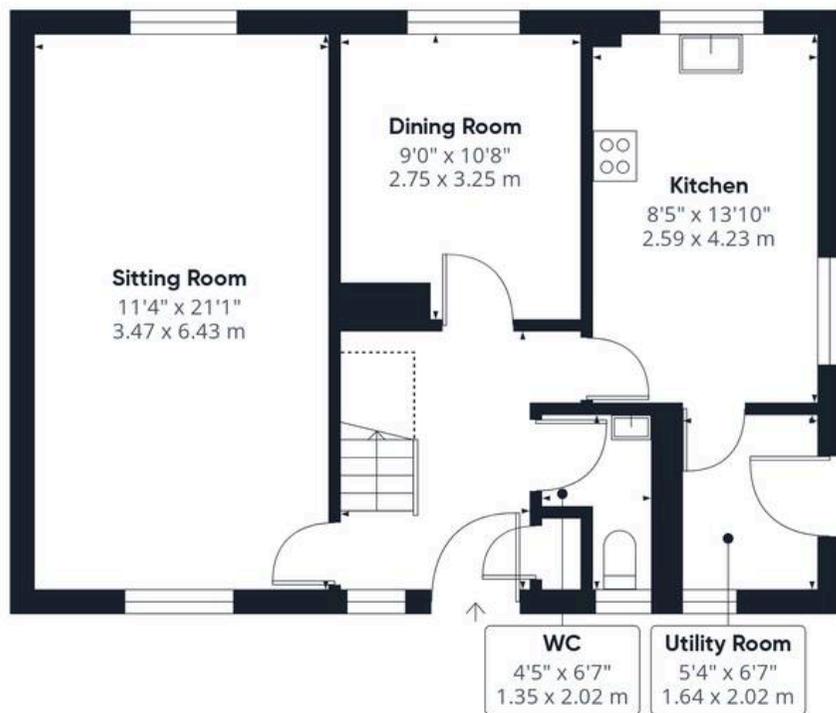




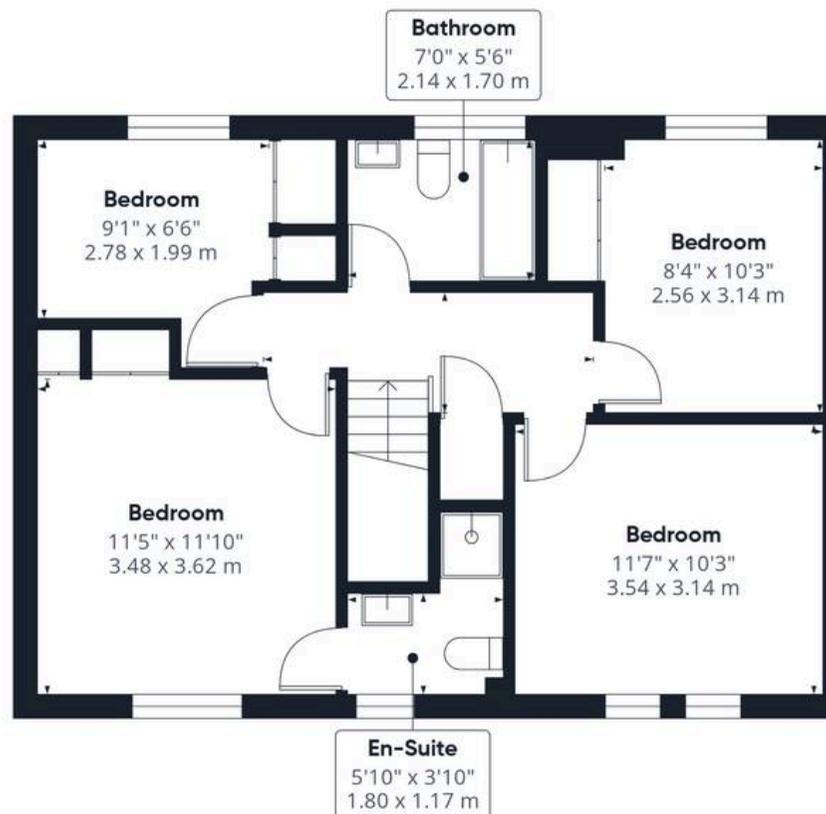
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and is predominantly laid to lawn, with borders offering a vibrant mix of mature plantings, flowers, and shrubs. At the foot of the garden, a flagstone patio sits beneath an open wooden pergola, creating a perfect retreat for outdoor furniture and summer entertaining. Convenient side access leads to the driveway and the detached double garage, which also benefits from a side pedestrian door for ease of use.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1163 ft²
108 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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