



**OUTSIDE** The front garden is laid to shingle and offers generous off road parking. A low wall and shrubs provide a partial screen from the pavement with a grass strip and mature trees between the pavement and road.

A lockable wooden gate to the right hand side allows access to the private side entrance to the ground floor annexe and the beautiful rear garden measuring approx. 82' x 40' max. The rear garden features a lawn with well stocked beds and borders, storage sheds, woodstore, patios near the house and to the rear, plus a 15'8 x 15'8 summerhouse with light and power.

**DIRECTIONS** From the Fiveways roundabout on Earlham Road, turn into Bluebell Road. The property is on the left hand side, opposite the deliveries entrance to City Academy, just before the turning into Salter Avenue.

EPC Current 73 Potential 79

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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 the seller's legal representative 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 in the sale, 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.



Magnificent, semi-detached 6 bedroom property, close to UEA in Norwich, including 2 annexe suites, offering a variety of layouts which can be configured to your own family needs. A stunning kitchen, relaxing lounge/diner, breakfast room and utility add to the immense appeal.

250 Bluebell Road

Norwich | Norfolk | NR4 7LW

Guide Price £600,000-£625,000

Versatile & extensive accommodation in this semi-detached property, close to UEA in Norwich

6 bedrooms including 2 annexe rooms

Master bedroom suite with en-suite shower & dressing area off

2 annexe suites within the property offering numerous configurations for living spaces

Stunning bespoke kitchen with island unit & utility off

Tranquil lounge/diner with open fire & bow window

Gas central heating, double glazing, solar panels & underfloor heating to the kitchen & breakfast room

Off road parking plus a beautiful rear garden with 15'8 summerhouse

Close to the local Academy & UEA, plus local amenities

A short commute into the city centre or to N&N Hospital & Norwich Research Park

STRATFORDS

