



Kingswood Close | Eaton | NR4 6JF

****NO ONWARD CHAIN**** Situated within the sought after suburb of Eaton is this four bedroom detached family home. The property sits on a corner plot which gives space and potential to extend (STPP). Accommodation comprises sitting room, kitchen/diner to the ground floor with four bedrooms and bathroom to the first floor. Outside is a wonderfully maintained garden, garage and ample parking.

Guide Price £305,000

- OPEN HOUSE 18TH NOVEMBER
- DETACHED
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES AND WAITROSE
- POTENTIAL TO EXTEND (STPP)
- EPC RATING C



Property Description

ENTRANCE HALLWAY

10' 02" x 8' 07" (3.1m x 2.62m)
Door into inner hall and integral garage.

INNER HALL

Stairs to first floor landing, under stairs storage cupboard, doors to ground floor rooms.

WC

WC, wash hand basin, window to the side aspect.

KITCHEN

18' 06" x 10' 02" (5.64m x 3.1m)
This modern kitchen comprises matching wall and base units, electric oven with gas hob and extractor above, space and plumbing for dishwasher, washing machine, integral fridge and freezer, window to the side and rear aspect and door to the side.





SITTING ROOM

17' 10" x 9 x 10' 05" x 12' 01" (5.44m x 2.77m)
Duel aspect room with windows to front and rear aspect, sliding doors onto rear patio.

STAIRS TO FIRST FLOOR LANDING

Doors to first floor rooms, airing cupboard and loft access.

BEDROOM ONE

18' x 9' 09" (5.49m x 2.97m)
Window to the rear and side aspect, fitted wardrobes.

BEDROOM TWO

12' 11" x 10' (3.94m x 3.05m)
Window to the front aspect, built in wardrobe.

BEDROOM THREE

12' 04" x 9' 11" (3.76m x 3.02m)
Window to the front aspect, built in wardrobe.

BEDROOM FOUR

9' 04" x 7' 08" (2.84m x 2.34m)
Window to the rear aspect, built in wardrobe.

FAMILY BATHROOM

7' 03" x 5' 07" (2.21m x 1.7m)
Window to the rear aspect, bath with overhead mains power shower, WC and wash hand basin.



INTEGRAL GARAGE

16' 03" x 7' 10" (4.95m x 2.39m)
The garage benefits from light and power, up and over door and solar panel system.

OUTSIDE

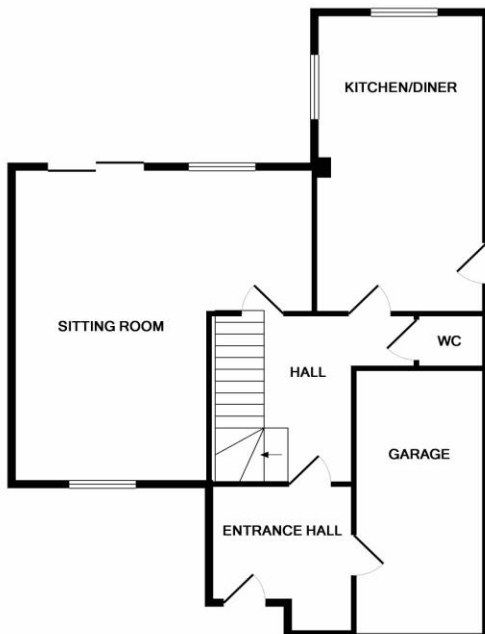
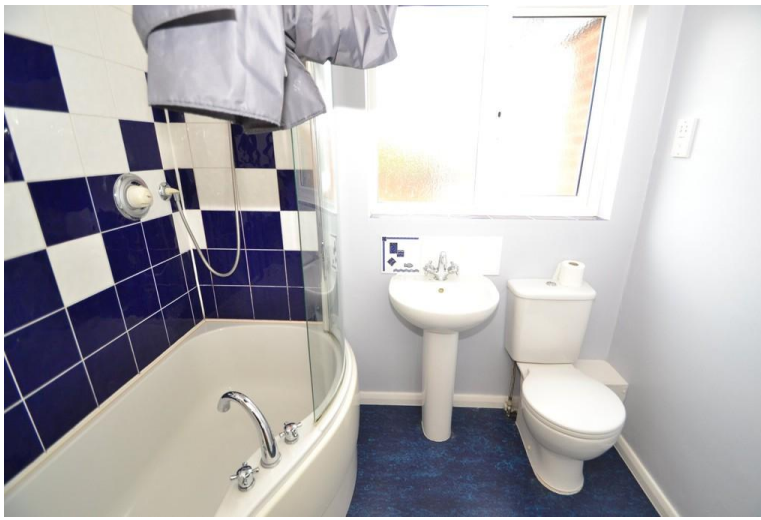
Positioned on a large corner plot, the front is laid mainly to lawn with an array of shrubs, hedges and bushes and driveway with ample parking leading to the garage. The front is partially enclosed by brick walling and offers a side access to the rear of the property. To the rear you find a large lawn area with mature shrubs, hedges and bushes and large patio area. To the side of the property you find a vegetable patch with raised borders and a greenhouse. The rear is fully enclosed by timber fencing and brick wall.



VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551





GROUND FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1403 SQ.FT. (130.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2017

norwich@arnoldskeys.com
01603 620551

Aylsham 01263 738444
Cromer 01263 512026
Holt 01263 713966
North Walsham 01692 402357

Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.