



**7 Duverlin Close | | Norwich | NR4 6HS**

**Guide Price £350,000**

**\*\*GUIDE PRICE £350,000 - £375,000 DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC IN EATON\*\*** Gilson Bailey are delighted to offer this three bedroom, detached house located in a cul-de-sac in the sought after suburb of Eaton. Accommodation comprises, entrance porch, entrance hall, lounge/diner, kitchen, breakfast room and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a front driveway leading to a garage and enclosed rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great family home so be quick to book a viewing.



### Location

Eaton is a suburb of Norwich and lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

#### Entrance Hall

Doors to lounge/diner, WC and stairs to first floor.

#### Lounge/Diner 23'9" x 13'10"

Double glazed window to front, sliding patio doors to rear, two radiators.

#### Kitchen 12'1" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window to rear.

#### Breakfast Room 9'2" x 8'1"

Double glazed window to rear, radiator.

#### WC

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'7" x 9'10"

Double glazed window to front, radiator, built in wardrobe.

#### Bedroom Two 10'3" x 9'2"

Double glazed window to rear, radiator.

#### Bedroom Three 9'7" x 7'2"

Double glazed window to front, radiator.

#### Bathroom 6'9" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window to side.

### Outside Front

Driveway providing off road parking leading to:

### Garage


### Outside Rear

Large, enclosed rear garden enclosed by timber fencing.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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