



## 24 Blakeney Close | | Norwich | NR4 7QP

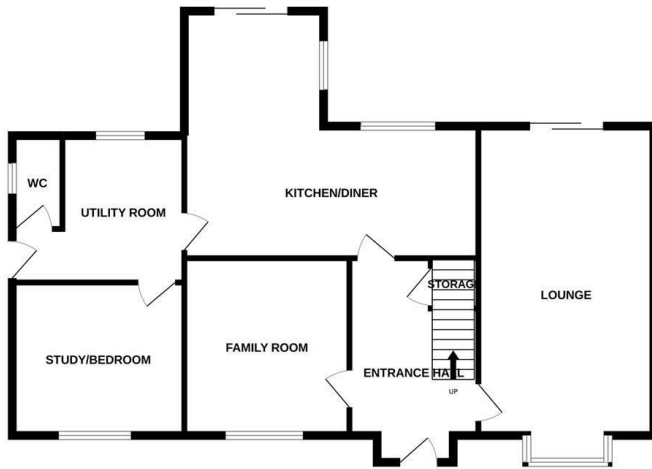
**£600,000**

**\*\*EXTENDED DETACHED FAMILY HOME ON A QUIET AND GENEROUS SIZED PLOT\*\*** Gilson Bailey are delighted to offer this stunning, 4/5 bedroom, detached family home tucked away in a quiet cul-de-sac in the highly sought-after area of Eaton. Accommodation comprises entrance hall, lounge, family room, kitchen/diner, study/bedroom, utility room and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside there is a well maintained front garden with a large driveway providing ample off-road parking leading to a carport and a brick built garage. To the rear there is an enclosed private garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic family home so be quick to book a viewing to appreciate the size and location on offer.

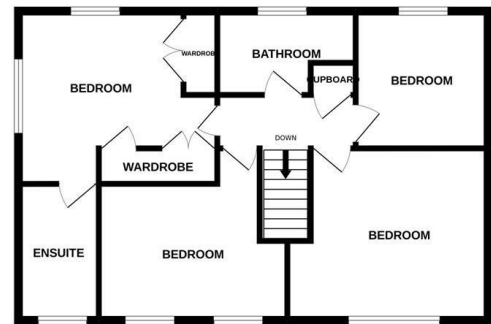




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## 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 Hall

With doors to lounge, family room, kitchen/diner and stairs to first floor.

### Lounge 20'11" x 11'10"

Double glazed windows to front, PVC sliding patio doors to rear, radiator, gas fireplace.

### Family Room 11'6" x 11'4"

Double glazed windows to front, radiator.

### Kitchen/Diner 19'8" x 16'7" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, double glazed window to rear, sliding patio doors to rear, radiator.

### Study/Bedroom 11'6" x 9'6"

Double glazed window to front, radiator.

### Utility Room 11'6" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and fridge freezer, double glazed window to rear, PVC door to side, radiator.

### WC

Low-level WC, hand wash basin, radiator, frosted double glaze window to side.

### Bedroom One 13'3" x 11'5"

Double glazed windows to rear and side, radiator, built in wardrobes.

### En-suite 9'3" x 5'6"

Shower cubicle, low-level WC, hand wash basin, radiator and frosted double glaze window to front.

### Bedroom Two 13'8" x 11'5"

Double glazed window to front, radiator.

### Bedroom Three 12'5" x 9'3"

Double glazed windows to front, radiator.

### Bedroom Four 9'3" x 8'9"

Double glazed windows to front, radiator.

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

Panelled bath, low level WC, hand wash basin, radiator, frosted double glaze window to rear.

### Outside Front

Well maintained lawned garden with plants and shrubs, large driveway providing ample off road parking leading to a carport.

### Garage


With power and lighting.

### Outside Rear

Patio seating area leading to private lawned garden, enclosed by fencing and hedging.



### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>82</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>64</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<br>2002/91/EC |  |

### Local Authority

Norwich City Council, Tax Band E

### 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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