Brentwood

Norwich, NR4 6PN

Offers in the region of £535,000

claxtonbird
residential

Brentwood, Norwich, NR4 6PN

Discover the perfect family home in the charming suburb of Eaton. This spacious five-bedroom detached house represents an outstanding opportunity for those seeking a blend of comfort and convenience. Its prime location offers stunning views of a large open-plan green space, as well as featuring a double garage and a beautifully landscaped rear garden. As you step inside, you will be captivated by the versatile living spaces designed to enhance modern family life. The inviting sitting room sets a warm tone, while the dedicated study provides an excellent workspace for remote work or personal projects. The expansive kitchen and dining area serve as the heart of the home, ideal for entertaining friends. Additionally, the practical utility room and cloakroom add to the ease of everyday living. With five generously sized bedrooms, one including an en suite, and separate family bathroom, this home offers ample space for everyone to thrive. Eaton Village is highly desirable, known for its charming atmosphere and urban convenience. With a variety of local amenities just around the corner, you can savor the best of both worlds - village life and easy city access.

Entrance Hall
Entrance door, stairs to first floor, under-stairs storage cupboard, engineered oak wooden floor and part-glazed door to kitchen / diner.

Cloakroom
WC and wash hand basin.

Kitchen / Diner 14'4 x 17'2 (4.37m x 5.23m)
Fitted kitchen comprising a range of matching base and eye-level units with granite work surfaces over, inset one and a half bowl sink unit with mixer tap, built in double oven with inset gas hob, further built in appliances including fridge freezer and dishwasher, wood effect floor, door to utility room, double glazed window to front aspect and French doors leading out to the garden.

Utility Room 7'5 x 4'11 (2.26m x 1.50m)
Wall and base units with granite work surfaces over, inset single drainer sink unit, built in washing machine, cupboard housing the gas central heating boiler, and door to rear aspect.

Study 10'5 x 8'11 (3.18m x 2.72m)
Double glazed window to front aspect and radiator.

Sitting Room 17'2 x 14'3 (5.23m x 4.34m)
Double glazed window to front aspect, two radiators and French doors opening into the garden.

First Floor Landing
Built-in airing cupboard and loft access.

Bedroom 12'0 x 10'2 (3.66m x 3.10m)
Double glazed window to front aspect, two built in double wardrobes and radiator. Door to:

En Suite
Suite comprising shower cubicle, wash hand basin, WC, heated towel rail and double glazed window to rear aspect.

Bedroom 14'6 x 8'9 (4.42m x 2.67m)
Double glazed window to rear aspect and radiator.

Bedroom 10'11 x 7'8 (3.33m x 2.34m)
Double glazed window to front aspect and radiator.

Bedroom 10'7 x 7'11 (3.23m x 2.41m)
Double glazed window to rear aspect and radiator.

Bedroom 11'11 max x 6'8 (3.63m max x 2.03m)
Double glazed window to rear aspect and radiator.

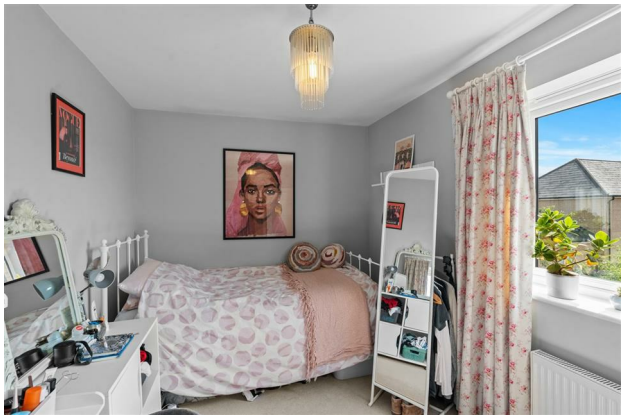
Bathroom
White suite comprising bath with shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to rear aspect.

Rear Garden
Fully enclosed landscaped rear garden with patio area ideal for al fresco dining, lawned area, raised plant and shrub borders and access gate leading to the garage.

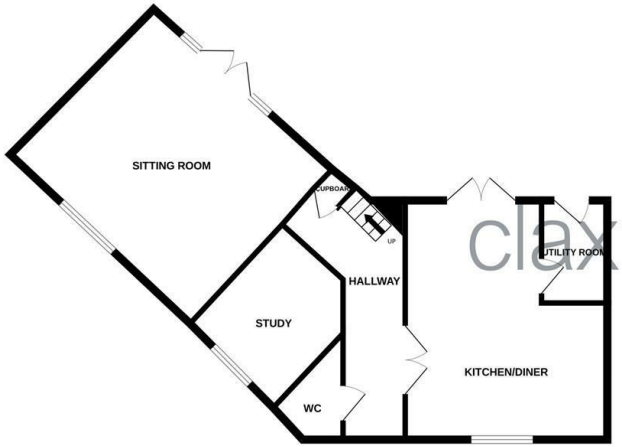
Double Garage
Pitched roof garage with two up and over doors, power and light.

Agents Note
Council Tax Band F

The vendor has advised that there is a management charge of £220 per annum.



GROUND FLOOR



1ST FLOOR

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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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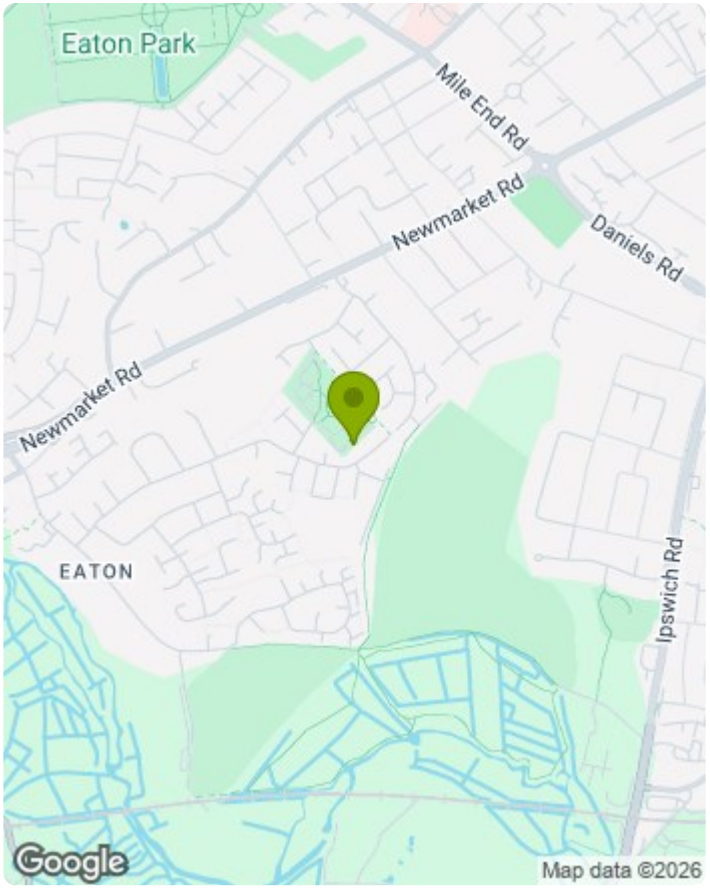

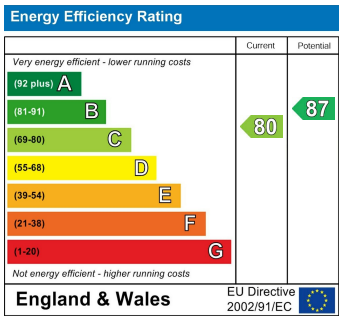

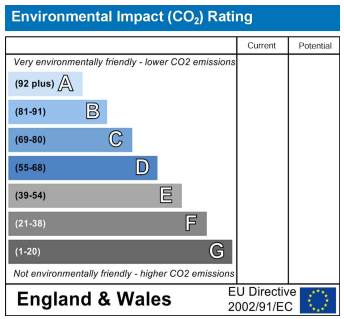

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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