

Beatty Road

Norwich, NR4 6RQ

Guide Price £375,000 - £400,000

claxtonbird
residential

Beatty Road, Norwich, NR4 6RQ

*** Guide Price £375,000 - £400,000 *** Situated in the highly sought-after Eaton Rise area of Norwich, this delightful three-bedroom detached bungalow offers a blend of spacious living and excellent potential. Ideally located near the University of East Anglia (UEA), Norfolk & Norwich Hospital, and just a short distance from the vibrant city centre and picturesque parks, this home is both convenient and inviting. Upon entering, you are greeted by a spacious sitting room that seamlessly connects to the garden, providing an ideal space for relaxation or entertaining. The accommodation also includes a well-equipped kitchen, a modern wet room, and three comfortable bedrooms. Outside, you will find a charming brick-weave driveway leading to a garage, along with a private rear garden featuring a lovely patio area and mature planting. Additional benefits include gas central heating and double glazing throughout. Offered for sale with no onward chain.

Entrance Hall
Upvc double glazed entrance door, upvc double glazed windows to front aspect, loft access, storage cupboards and radiator.



Sitting Room 18'10" x 10'9" max (5.75 x 3.29 max)
Upvc double glazed windows to front, side and rear aspect, two radiators and upvc double glazed doors opening out to the garden.

Kitchen 14'11" x 8'4" (4.56 x 2.55)
Fitted kitchen comprising wall and base units with work surface over, one and a half bowl sink drainer with mixer tap, tiled splash backs, built in double oven with gas hob and extractor over, space for fridge freezer, built in storage cupboard, built in pantry cupboard, tiled effect floor, radiator and upvc double glazed window and door leading out to the garden.

Bedroom 10'11" x 10'10" (3.34 x 3.32)
Upvc double glazed window to front aspect, fitted wardrobes and radiator.



Bedroom 10'10" x 9'11" (3.32 x 3.03)
Upvc double glazed window to rear aspect, fitted wardrobes and radiator.

Bedroom 7'0" x 9'10" (2.15 x 3.01)
Upvc double glazed window to side aspect and radiator.

Wet Room 7'8" max x 6'11" (2.36 max x 2.12)
Suite comprising walk-in shower with inset mixer shower, low-level WC, wash hand basin set in vanity unit, tiled walls, extractor fan, chrome towel rail radiator and two upvc double glazed windows to side aspect.



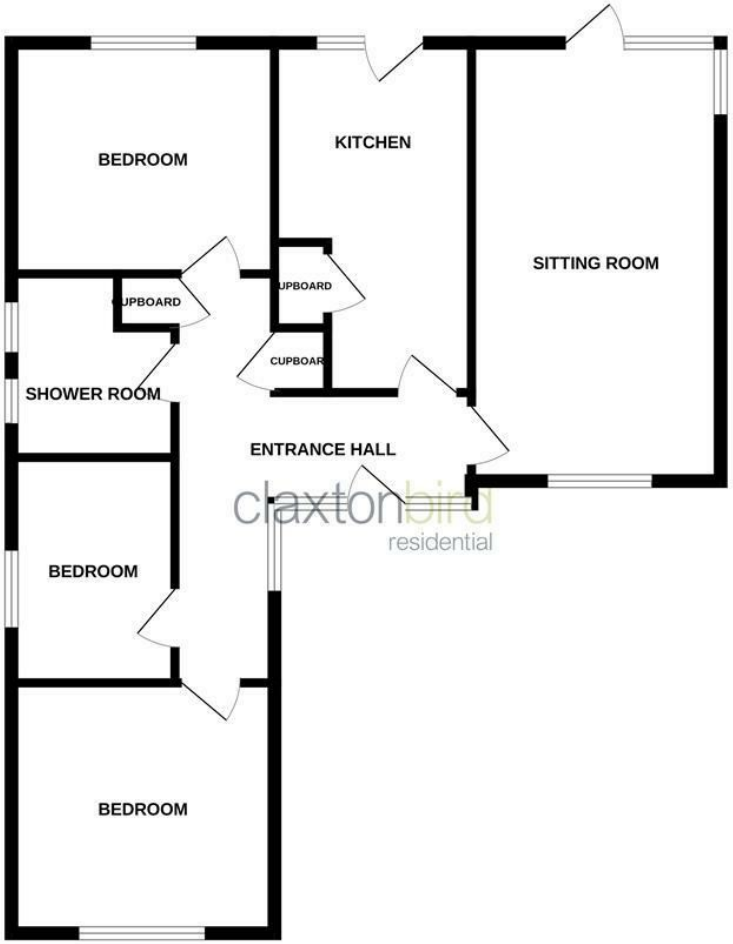
Driveway
Brickweave driveway with shingled area, gated pathway leading to the entrance door and access to garage and rear garden.

Garage
Up and over door.

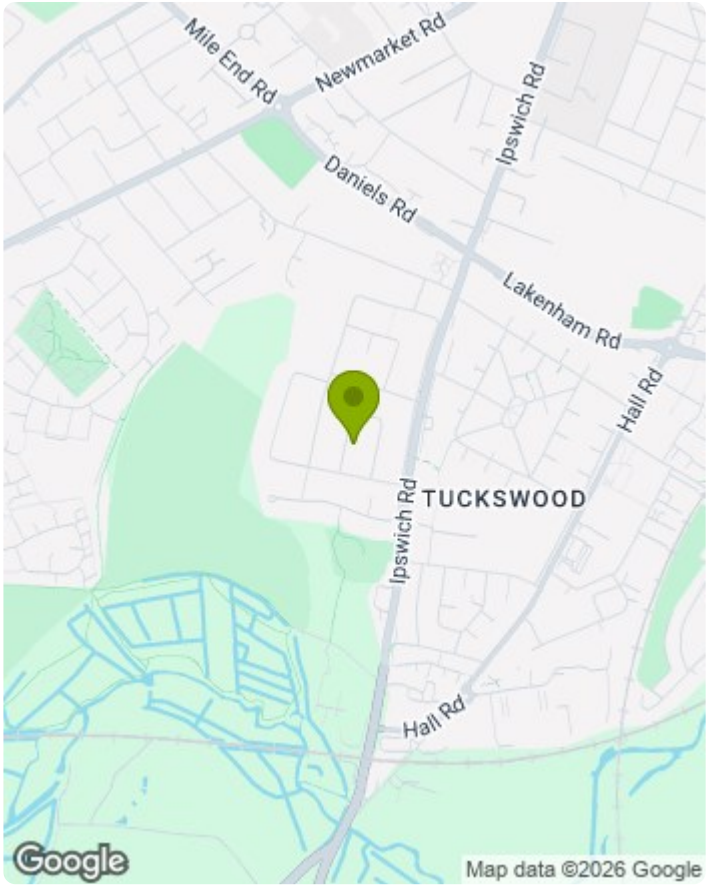
Rear Garden
Enclosed garden laid predominantly to lawn with patio providing an outdoor seating area, outside tap, wide variety of mature flowers, shrub and tree borders, timber shed and gated access.

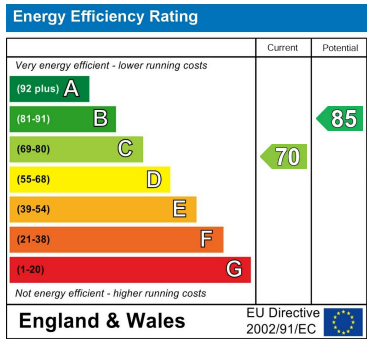
Agents Note
Council Tax Band C

GROUND 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.
Made with Metropix ©2025





1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird residential







