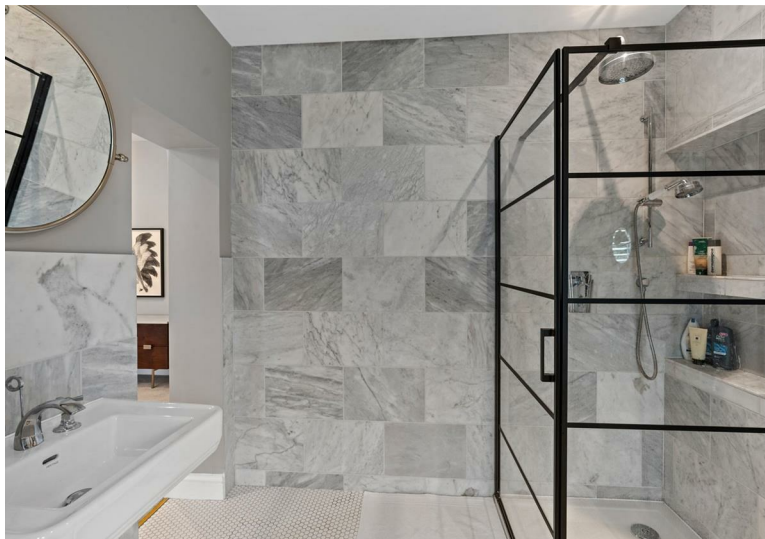




**Eaton Road**  
**Norwich, NR4 6PY**  
**Guide Price £1,250,000**

**claxtonbird**  
residential

This beautifully maintained family residence offers a perfect blend of traditional character and modern living. The ground floor boasts multiple versatile reception rooms, including a cosy sitting room with a wood burner, a snug filled with natural light, and a grand living room featuring vaulted ceilings, a cast iron fireplace, and bi-fold doors opening to the large garden. A convenient ground-floor cloakroom/bootroom adds practical functionality, alongside a study, ideal for a home office or additional living space. The open-plan kitchen/dining/family area is thoughtfully designed with handmade Bryan Turner Shaker-style cabinetry, granite work surfaces, a striking Aga cooker, and plenty of natural light from double-glazed and Velux windows. A utility room/summer kitchen complements the layout perfectly. Upstairs, the master bedroom features a vaulted ceiling, dual aspect windows, and a stylish marble en-suite shower room. Four further bedrooms and a dressing room are complemented by a well-appointed family bathroom and separate WC. The property itself is positioned on an impressive plot, approached from Eaton Road via a large gated driveway, adding to the overall kerb appeal. The large private rear garden backs onto Town Close sports field and is fully enclosed by mature hedging and trees, providing excellent privacy. It includes a patio area, lawned sections, fruit trees, and a large timber shed, ideal for outdoor entertaining and family living.



### Entrance Hall

Glazed entrance door, stairs to first floor, under-stairs storage cupboard, limestone tiled floor, picture rail, cornice and radiator.

### Sitting Room

12'9" max to recess x 16'9" (3.90 max to recess x 5.12)  
Double-glazed window to the front aspect, featuring a charming wood burner with tiled hearth, decorative picture rail, ornate corncing, and a radiator.

### Snug

13'1" max to recess x 9'9" (4.01 max to recess x 2.98)  
A generously sized double-glazed window to the front aspect allows for ample natural light, complemented by a decorative picture rail, ornate corncing, recessed shelving, and a radiator.

### Living Room

26'2" max x 14'7" max to recess (7.98 max x 4.45 max to recess)  
Double-glazed windows to the front and rear aspects, Velux window to the side, a feature cast iron fireplace with wooden surround and tiled hearth, decorative picture rail, modern spotlights, two radiators, and a double-glazed door providing direct access to the garden.

### Cloakroom

Low-level WC, wash hand basin set within a stylish vanity unit, decorative picture rail, part-tiled walls, limestone tiled flooring, and a window to the side aspect.

### Open Plan Kitchen / Dining Room / Family Room

#### Kitchen

23'6" x 11'3" (7.18 x 3.43)  
A beautifully fitted kitchen featuring handmade Bryan Turner Shaker-style base and drawer units with granite work surfaces, a matching dresser unit, and a double butler sink with mixer tap. The space is enhanced by a striking Aga cooker, limestone tiled flooring, spotlights, and provisions for an American-style fridge freezer. Natural light floods in through double-glazed windows to the side and rear aspects, as well as a Velux window to the side. Open to:

#### Dining / Family Area

19'0" x 12'9" max (5.80 x 3.91 max)  
Accessed via glazed doors from the entrance hall and open plan from the kitchen, this welcoming space features a double-glazed window to the rear aspect, a characterful wood burner set on a tiled hearth, and bi-folding doors opening out to the garden.

#### Utility Room/Summer Kitchen

5'2" x 14'8" (1.59 x 4.49)  
Shaker-style wall and base units with solid wood work surfaces, complemented by a butler sink with mixer tap. Includes a fitted double oven with gas hob and extractor hood above, plumbing for a washing machine, and space for a dryer. Finished with part-tiled walls, a limestone tiled floor, spotlights, and a double-glazed window to the rear aspect.

#### Boot Room

4'7" max x 11'6" (1.40 max x 3.52)  
Double glazed window to side aspect, fully tiled walls, limestone tiled floor and side access door.

#### Study

15'4" x 9'7" (4.68 x 2.93)  
A large double-glazed window to the front aspect floods the room with natural light, complemented by a classic decorative picture rail.

### First Floor Landing

Featuring double-glazed windows to the side aspects, elegant picture rail and corncing, loft access with an easy-to-use pull-down ladder, and two radiators for comfortable heating.

### Master Bedroom

14'7" max x 18'11" (4.46 max x 5.77)  
Double-glazed windows to the front and rear aspects, a Velux window to the side, a striking vaulted ceiling, and two Victorian-style radiators. Door to:

### En Suite Shower Room

8'0" x 7'10" (2.44 x 2.41)  
Suite comprising a walk-in shower cubicle with inset shower, low-level WC, pedestal wash hand basin with mixer tap, part marble tiled walls, tiled flooring, spotlights, extractor fan, Victorian-style radiator, and a double-glazed window to the rear aspect.

### Dressing Room

11'10" x 5'8" max to fitted wardrobe (3.62 x 1.73 max to fitted wardrobe)  
Double-glazed window to the front aspect, floor-to-ceiling fitted wardrobes, and a radiator.

### Bedroom

9'8" x 13'3" max (2.96 x 4.04 max)  
Double-glazed windows to the front and side aspects, decorative corncing, and a radiator.

### Bedroom

16'8" x 12'9" (5.09 x 3.89)  
Double-glazed window to the front aspect, fitted wardrobes, decorative corncing, and a radiator.

### Bedroom

12'8" max x 10'6" (3.88 max x 3.21)  
Double-glazed window to the rear aspect, decorative picture rail, and radiator.

### Bedroom

15'8" x 9'11" max (4.79 x 3.03 max)  
Double-glazed windows to the front, side, and rear aspects, a fireplace featuring an inset wood burner, and a radiator.

### Bathroom

10'8" max x 9'3" max (3.27 max x 2.82 max)  
Three-piece suite comprising a panelled bath, corner shower cubicle with inset shower, and wash hand basin with mixer tap. Features include part-tiled walls, tiled flooring, shaver point, double storage cupboard housing the central heating boiler and water cylinder, spotlights, extractor fan, radiator, towel rail radiator, and double-glazed windows to the side and rear aspects.

### Cloakroom

7'4" x 2'11" (2.25 x 0.91)  
Low level WC, picture rail, and double glazed window to side aspect.

### Rear Garden

The garden backs onto Town Close school sports field and is fully enclosed by mature hedging, trees, and shrubs, offering a high degree of privacy. This delightful outdoor space features a patio area perfect for alfresco seating, well-maintained lawned sections, fruit trees, security lighting, and a large timber storage shed.

### Agents Note

Council Tax Band G

The current owners have informed us that there is a large loft space, which could have potential to convert into additional accomodation (subject to relevant planning and permissions).





GROUND FLOOR

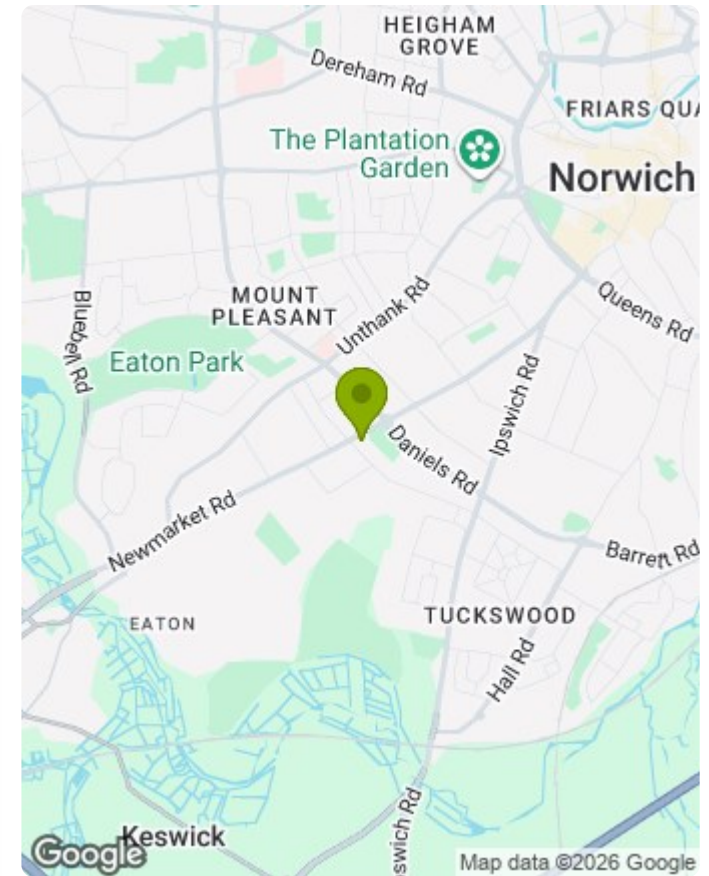


1ST FLOOR



1 EATON ROAD, NORWICH

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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