



**Broadhurst Road
Norwich, NR4 6RD**

Guide Price £500,000 - £525,000

claxtonbird
residential

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*** Guide price £500,000 - £525,000 *** Nestled in the sought-after Eaton Rise development of Norwich, this deceptively spacious detached bungalow offers a perfect blend of modern living and versatile accommodation. With three well-proportioned bedrooms, an open plan lounge / diner, a separate study this property is ideal for families or those seeking extra space for work or leisure. The interior has been finished to a high modern standard throughout, showcasing a stylish high gloss kitchen and two contemporary shower rooms, all adding to the convenience of this home. Outside, the property boasts a shingled driveway that provides ample parking for several vehicles. This location is highly regarded for its community and convenience, being within easy reach of local schools, the picturesque Marston Marshes, and the City Centre.

Entrance Hall

Part glazed composite entrance door, large built in storage cupboard, loft access and radiator.

Bedroom 10'10 + bay x 10'4 (3.30m + bay x 3.15m)

Double glazed bay window to front aspect and radiator.

Bedroom 10'9 x 8'9 + bay (3.28m x 2.67m + bay)

Double glazed bay window to front aspect and radiator.

Bedroom 10'9 x 8'5 (3.28m x 2.57m)

Double glazed window to side aspect and radiator.

Shower Room

Modern white suite comprising double walk-in shower with electric shower over, pedestal wash hand basin, WC, extractor fan, chrome towel rail radiator and double glazed window to side aspect.

Lounge / Diner 16'6 max x 23'5 (5.03m max x 7.14m)

Two double glazed windows to side aspect, sklights, sliding patio doors leading out to the garden and two radiators.

Kitchen 12'1 x 9'6 (3.68m x 2.90m)

Fitted kitchen comprising a range of gloss wall and base units with work surfaces over, inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in double oven with five ring gas hob and extractor hood over, built-in upright fridge and freezer, plumbing for washing machine and dishwasher, spotlights and double glazed window to side aspect.

Rear Hall

Two doors leading outside, and radiator.

Shower Room

Suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, chrome towel rail radiator and double glazed window to front aspect.

Reception Room / Bedroom 16'7 x 9'8 (5.05m x 2.95m)

Double glazed window to rear aspect, French doors opening out into the garden and radiator.

Study 6'1 x 13'8 (1.85m x 4.17m)

Double glazed window to rear aspect and radiator.

Front Garden

Shingled driveway parking providing off-road parking for up to three cars, with plant and shrub borders.

Rear Garden

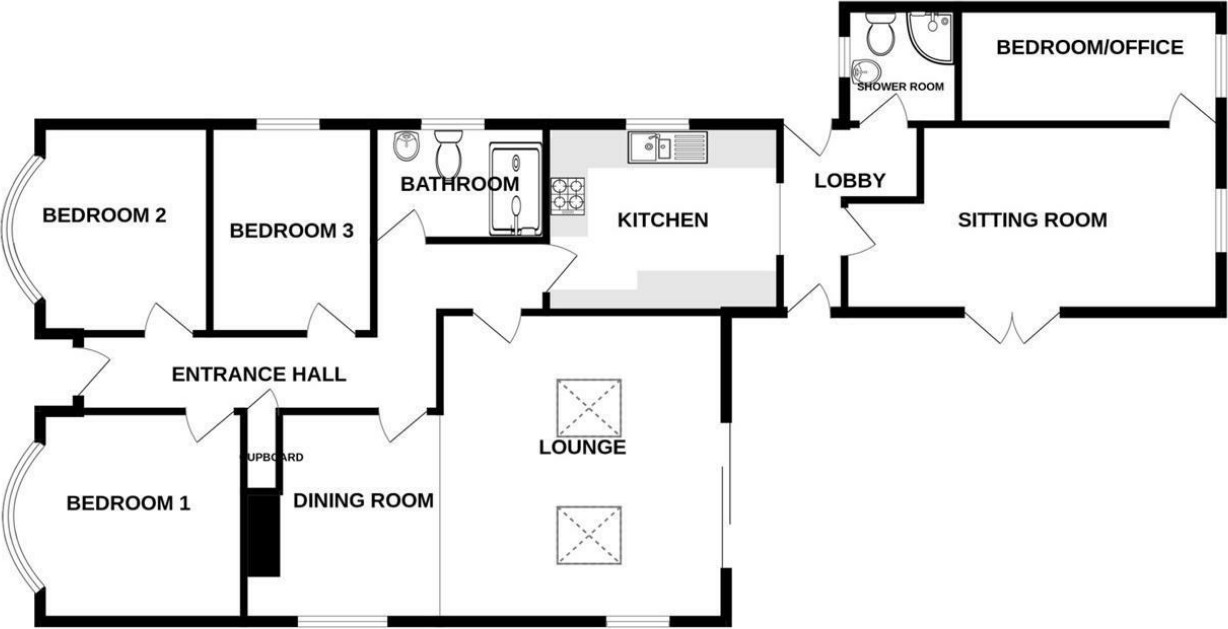
Enclosed by fencing and laid predominately to lawn with patio seating area, mature shrubs and garden store.

Agents Note

Council Tax Band D

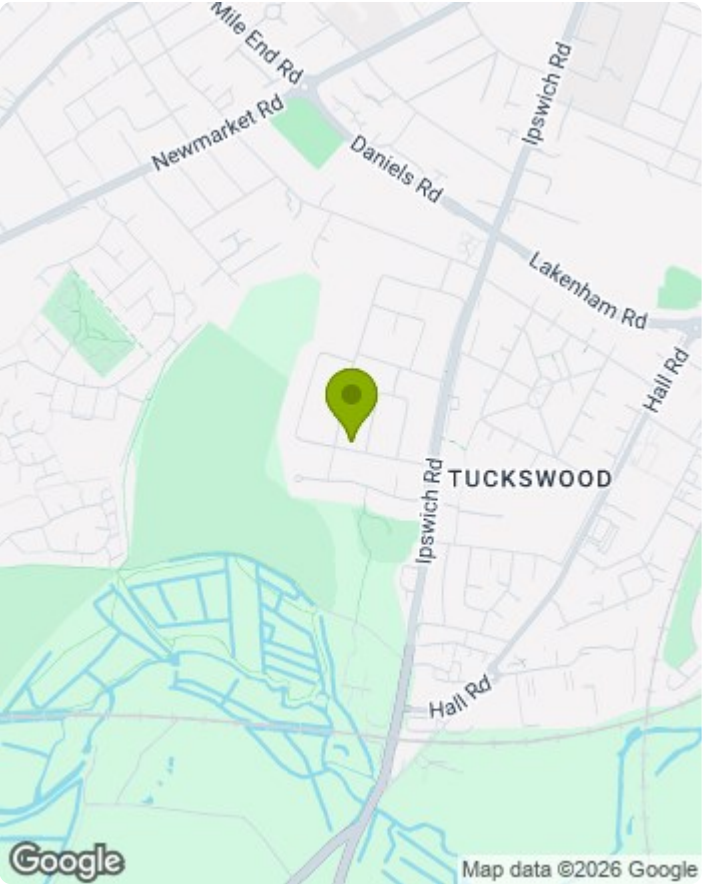


GROUND FLOOR



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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