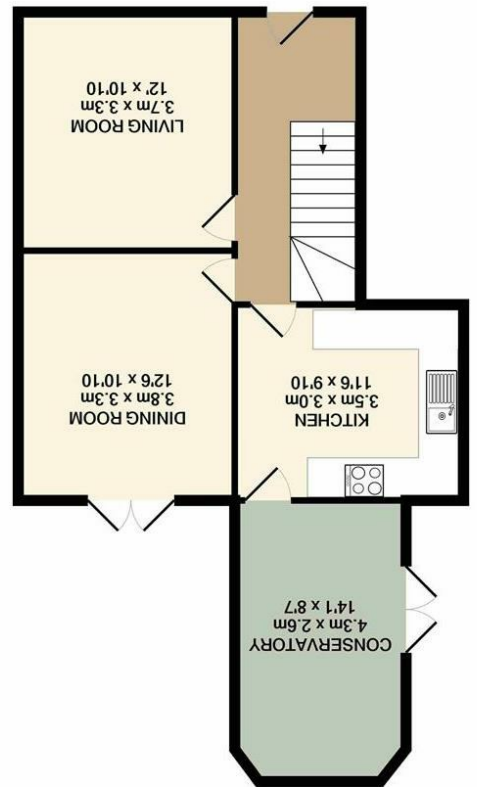
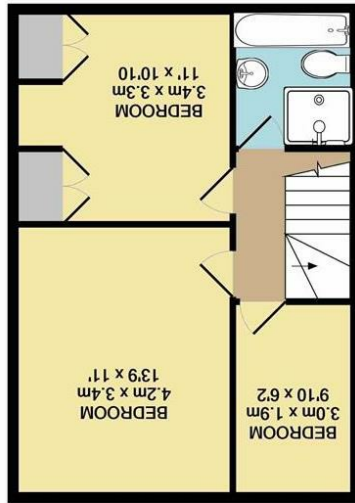


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 54.9 SQ.M.  
 (591 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 39.2 SQ.M.  
 (421 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Current	Potential
<b>G</b>	<b>A</b>
Very energy efficient - lower running costs (92 plus)	
Not energy efficient - higher running costs (1-20)	

England & Wales  
 EU Directive  
 2002/91/EC



**Norfolk Property**  
 online.

Broadhurst Road | Norwich | NR4  
**Guide price £400,000 - £410,000**

Norfolk Property Online presents this mature, semi-detached family home. Located within the sought after residential location of Eaton Rise, this home has been meticulously maintained by the current owner. Occupying a generous plot, with mature south facing rear gardens, this is a rare opportunity to acquire a home in this setting. With the property retaining many original features whilst offering all the convenience of a modern home, this is an ideal opportunity for any growing family. Internally the accommodation comprises of an inviting entrance hall, spacious bay fronted lounge, separate dining room, extended kitchen and conservatory to the ground floor. The first floor offers three comfortable bedrooms and four piece family bathroom accessed off the landing. Externally, this home sits on an enclosed plot, which offers an exceptional degree of privacy. With ample off road parking and a detached single garage, the rear of the property offers an ideal space for any keen gardener or for those with children. An internal viewing comes highly recommended.

Guide Price £400,000 - £410,000

