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Edenhurst Close

Norwich, NR4

“This home flows exceptionally well and has a great feel.”

Samuel Le Good | Partner





Introduction

This four-bedroom home is nestled in a quiet cul-de-sac in the popular Golden Triangle area of Norwich and comes complete with a driveway, garage and a good sized, secluded garden.

Inside

There's a pared back, almost Scandinavian vibe to this four-bedroom home in Norwich, which is full of clean lines and a neutral palette of soft creams and light woods.

The main living accommodation is sociable and family-friendly, arranged around a central entrance hall on the ground floor. It includes a large lounge, dining room and a separate family room, as well as a surprisingly spacious eat-in kitchen.

Upstairs, there are four bedrooms and a family bathroom.

Outside

The property is something of an unusual find thanks to its single garage and driveway, which is a rarity in such a city centre location and provides plenty of off-road parking. There is a lovely, secluded garden to the rear and a timber-framed studio.





Reception Rooms

The lounge is spacious and light-filled with an open fireplace on one side and a set of French doors at the rear, which open into a large garden. A good-sized dining space is separated from the main lounge by a set of internal French doors. These can be closed to create two separate reception rooms or opened to create one larger, more sociable living space.

On the opposite side of the hall there is a large kitchen with a bay window. It's the perfect space for an informal dining area, while a further ground-floor reception room could be used as a snug or be converted into a more accessible bedroom.

Bedrooms and bathrooms

On the first floor there are four double bedrooms and a family bathroom, which lead off a central landing.

The master suite offers the biggest of the bedrooms and includes an en suite shower room and a walk-in dressing room with fitted wardrobes.

Two further bedrooms also benefit from walk-in wardrobes and all enjoy lovely views, either towards the front of the property or over the rear gardens.

The family bathroom is of a particularly good size and fitted with a roll-top bath, as well as a separate shower cubicle with a rainfall shower.

Features

There's loads of easy, free-flowing living space at this large family home, which has four upstairs bedrooms and the flexibility to convert the smaller, ground-floor family room into a more accessible bedroom, should it be required.

The hallway is light and airy, with a large turning staircase leading up towards a light-filled landing.

Its off-road parking and garage is also a great surprise, particularly for such a city centre location, and there's lots of flexibility in the outdoor studio.

Practicalities

The kitchen is modern and well-fitted with ample storage and worktop space and room for a range cooker and dishwasher.

There is also a separate utility room with space for a washing machine, tumble dryer and fridge-freezer, and a useful downstairs cloakroom.

The house is fitted with gas central heating and fully double glazed, with oak-engineered flooring fitted throughout and a huge boarded loft space.

Ample off-road parking is also provided by a large shingle driveway at the front which leads to a garage. The garden studio is fitted with power, lighting and wifi.

Services

The property is connected to mains services, including water, electricity and drainage.

EPC Rating

The energy performance rating for this property is tbc.

Location

Edenhurst Road is a quiet and private cul-de-sac located just off Unthank Road in the Golden Triangle area of Norwich, which is widely considered one of the most popular residential areas of the city.

The area is well-known for its vibrant 'village feel' and has an excellent range of independent shops and eateries nearby.

The Norfolk & Norwich University Hospital, UEA and Norwich Research Park are within walking distance, as is the centre of Norwich, and all can be accessed on foot, by car or via regular buses.

Families

The Golden Triangle is a firm favourite with families. There are a number of good amenities close by, including shops and several pubs, and many more to be found in the main city centre.

A good range of education facilities, including Town Close School, Norwich School and Norwich High School for Girls are also nearby.

Green spaces can be found at nearby Eaton Park, the UEA campus and Chapelfield Gardens and the area is ideal for commuters, with its location providing easy road access to the A11 and A47.



Our agent's view

"This city centre home ticks all the boxes, offering up to five bedrooms, neutral and fuss-free living spaces and a good-sized garden

The Golden Triangle continues to be a popular hotspot for families and Edenhurst Road is no exception, providing a quiet yet convenient location for life in one of Norwich's most popular neighbourhoods.

I don't think this will stick around on the market for very long, so interested parties need to book a viewing as soon as they can."

Samuel Le Good | Partner





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Agent's Details



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