



Ebbisham Drive | Norwich | NR4 6HW

Offers Over £450,000

twgaze

# Ebbisham Drive | Norwich | NR4 6HW Offers Over £450,000

An extended Four bedroom detached family house, flexible accommodation with annex potential situated on a corner plot in the sought after leafy suburb of Eaton.

- Four bedroom
- Corner plot
- Private enclosed Garden
- Lounge and formal separate dining room
- Annex potential
- Off road parking for several vehicles
- Ground floor Wet room, first floor Shower room and 2 separate W.C
- Second lounge with views over the garden



## The Location

Located on a pretty tree lined residential street in the ever-popular Eaton village, amenities here include a chain supermarket, independent shops, banking, healthcare, a good transport service and two highly regarded pub/restaurants. This South Norwich suburb lies just Southwest of the City of Norwich which offers extensive shopping and retail options, and a diverse selection of bars, restaurants, entertainment and general nightlife, and the University of East Anglia (UEA) is only a walk away. Eaton is also close by to Norwich Research Park and the Norfolk and Norwich University Hospital. There is good access to major routes by road, rail links to London, and Norwich International Airport also close by. Norfolk offers beautiful countryside and stunning sandy beaches; many of these are dotted along the North Norfolk coastline within 1 hour's drive from the city.

## The Property

A perfect example of a quiet suburban lifestyle. An extended four bedroom detached home offering spacious and versatile accommodation, ideal for family living or those seeking annex potential. The property comprises a welcoming entrance hall with ground floor W.C., an L-shaped dual aspect lounge providing a bright and airy main reception space, a modern fitted kitchen with separate utility room, a second lounge and a ground floor



bedroom, making the layout particularly well suited to multi-generational living. To the first floor are three well proportioned bedrooms, a family shower room and a separate W.C. The property offers generous accommodation throughout and must be viewed to fully appreciate the flexibility of space on offer.

#### The Outside

The property occupies an attractive corner plot and benefits from ample off-road parking to the front, accommodating several vehicles with ease. To the rear, a generously proportioned garden provides an excellent outdoor space, featuring a sunken patio area ideal for alfresco dining and entertaining. Steps rise to a well-maintained lawn bordered by mature shrubs, with several sheds offering useful additional storage.

Freehold

#### Services

Mains electricity, mains gas, mains water and mains drainage

#### How to get there

what3words///locked.keep.shout

Viewing Strictly by appointment

Council Tax Band C

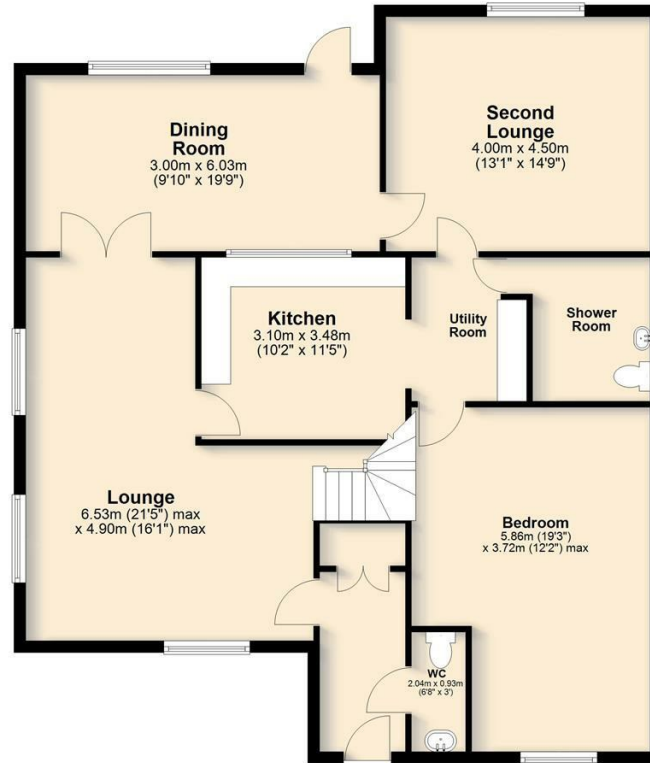
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/20108

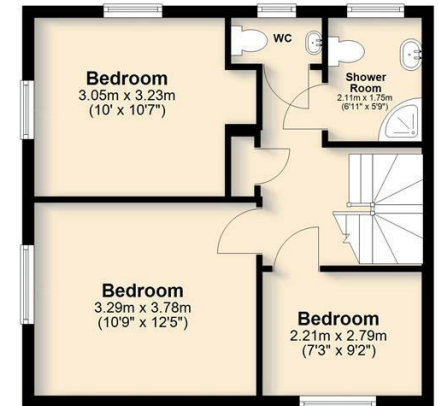


**Ground Floor**  
Approx. 117.1 sq. metres (1260.9 sq. feet)



Total area: approx. 160.2 sq. metres (1724.7 sq. feet)

**First Floor**  
Approx. 43.1 sq. metres (463.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>		71	78
(5-8) <b>D</b>			
(3-5) <b>E</b>			
(1-2) <b>F</b>			
(1-2) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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