

propertyladder



Ebbisham Drive, Norwich, NR4 6HW

A Detached Three Bedroom Home In Eaton!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BRIGHT HOME WITH PEACEFUL EATON SETTING!

This bright and airy detached house in Eaton offers well-proportioned accommodation throughout. On the ground floor, an entrance porch with a useful storage cupboard leads into a spacious L-shaped living room, with double doors opening out to the garden and creating a great sense of flow and natural light. The kitchen is positioned just off the living space, offering practical access and layout. Upstairs, the property features three bedrooms off a central landing, along with a family bathroom and a separate WC. A striking feature window over the staircase floods the space with light, enhancing the open and welcoming feel of the home. Additional benefits include a hinged loft hatch with a pull-down ladder and lighting, providing convenient and accessible extra storage.



“features a well-maintained lawn, a variety of mature shrubs and trees, a patio area ideal for outdoor seating, and a useful garden shed.”



Overview

- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Driveway & Car Port
- Generous South Facing Garden
- Entrance Porch & Useful Storage Cupboard
- Popular Suburb Of Eaton With Nearby Amenities
- Vendor Has Found Empty Purchase





Location

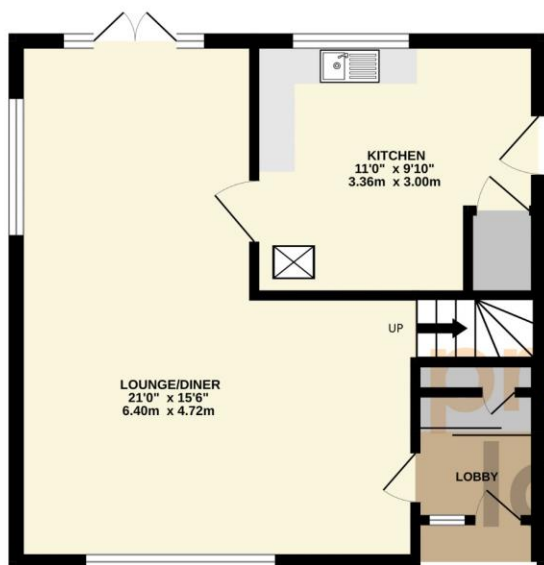
Eaton is a well established suburb to the south of Norwich, offering a mix of period and modern homes. It has a quiet, residential feel with good local amenities, including shops, pubs, and schools. The area is known for its green spaces, particularly the nearby Eaton Park, and has easy access to both the city centre and the University of East Anglia. Its location and atmosphere make it a practical and popular choice for families, students, and professionals!



Outside

The rear garden offers a generous, south-facing space that enjoys plenty of sunlight throughout the day. It features a well-maintained lawn, a variety of mature shrubs and trees, a patio area ideal for outdoor seating, and a useful garden shed. The garden is notably private and not overlooked, making it a peaceful and practical outdoor area. To the front, the property benefits from a driveway and car port providing off-road parking, along with a neat and tidy front garden that adds to the home's overall kerb appeal.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



**BRITISH
PROPERTY
AWARDS**
2023 & 2024

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

 98 Crostwick Lane, Spixworth, NR10 3NQ

 **T 01603 898100**
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.