

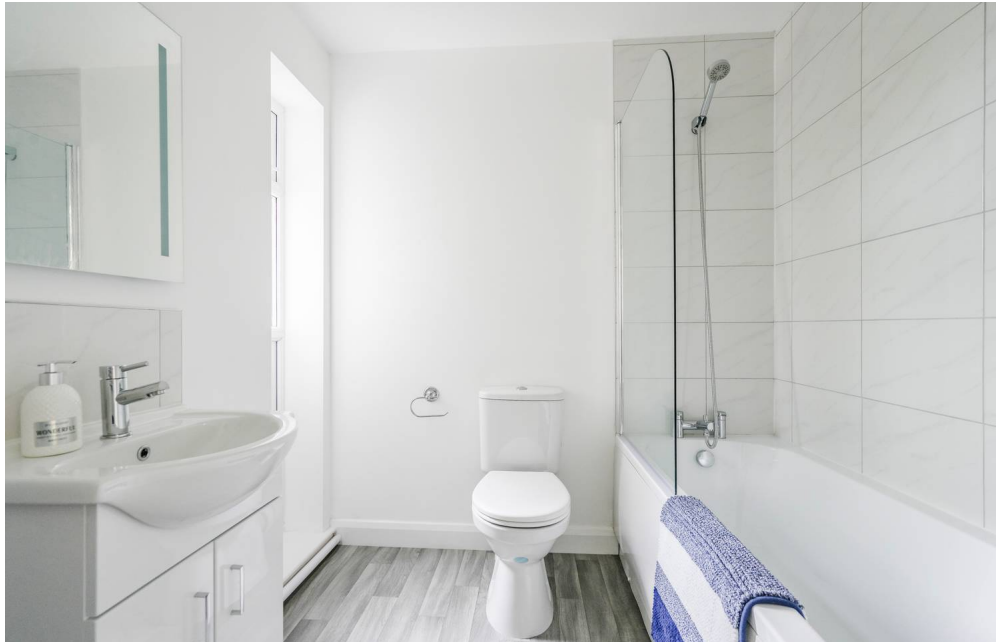
56 Church Lane, Eaton

£575,000 - £600,000 Freehold

Guide Price: £575,000 - £600,000 Located in the sought-after area, this stunning detached two-storey house is ideal for families looking for a spacious and modern living environment. Boasting five bedrooms, a spacious lounge, an en suite bathroom and a double garage, this property offers a perfect blend of modern features, spacious living areas, and a convenient location, making it an ideal choice for residents looking for their dream home.

Location

Church Lane is situated in the picturesque suburb of Eaton, located in the southern part of Norwich. Eaton is known for its charming residential character, combining both historic and modern properties, and is bordered by scenic countryside. Church Lane is a quiet, tree-lined street that offers a serene and pleasant environment. The area is well-connected, with convenient access to local amenities such as shops, schools, and parks. Eaton Park, one of Norwich's largest and most popular parks, is just a short distance away, providing ample recreational opportunities. The location also benefits from excellent transport links, with regular bus services to Norwich city centre and easy access to the main roads for those travelling further afield.



Agents Note

We understand the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - E



Church Lane, Eaton

The focal point of this property is a contemporary kitchen featuring fitted units, integrated appliances, and a cosy nook perfect for bar stools, making it a great space for family meals and entertaining. Connected to the lounge, you are greeted by a generously sized reception room featuring a fireplace and built-in shelves, providing a warm and inviting atmosphere. Additionally, the ground floor features a bathroom that includes a step-in shower and a separate WC adding to convenience and functionality.

The five well-sized bedrooms offer ample space for a growing family, with the fifth bedroom offering versatile use according to your needs, adapting effortlessly to your changing needs. With two bedrooms conveniently located on the ground floor and three on the upper level, the property offers flexibility and privacy for each family member. The one-bedroom upstairs boasts an en suite on the first floor and features a bathtub and shower head for added convenience.

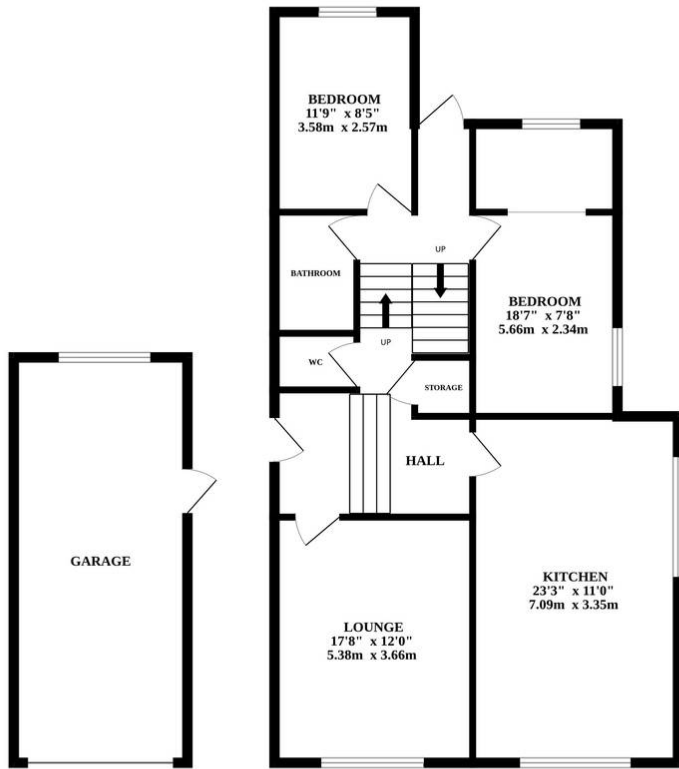
A balcony on the first floor provides stunning views and a perfect spot to enjoy the outdoors. The property also offers ample storage space, modern finishes throughout, and a bright and airy ambience that will make you feel right at home.

Outside, you will find a private driveway with a double garage, providing secure parking and storage space for vehicles and belongings. The enclosed garden, primarily laid to lawn, offers a peaceful peaceful space to enjoy outdoor activities.

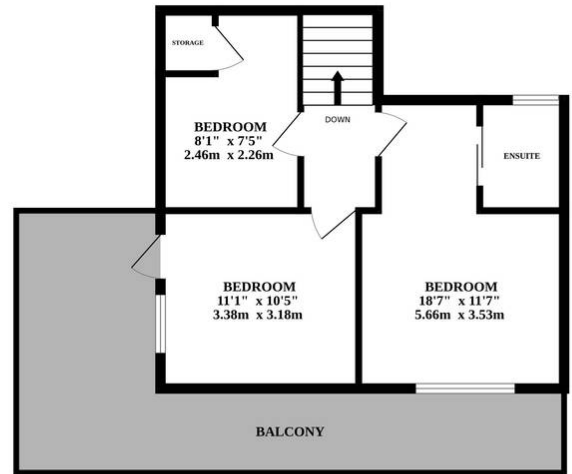
Overall, this property offers a perfect blend of modern features, spacious living areas, and a convenient location, making it an ideal choice for families looking for their dream home. Don't miss the opportunity to make this house your own and create unforgettable memories in a truly exceptional space. Book a viewing today!



GROUND FLOOR



1ST FLOOR



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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