



## 39 Broadhurst Road, Norwich

Guide Price £675,000 - £700,000



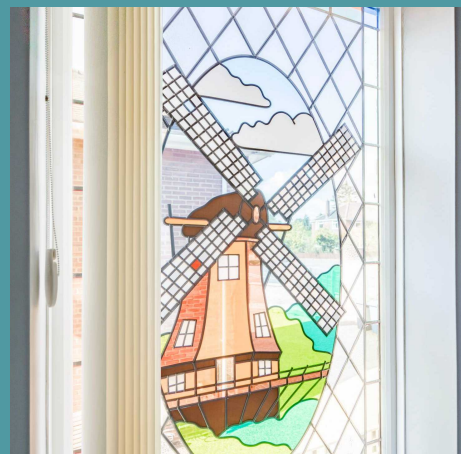
# 39 Broadhurst Road

Norwich

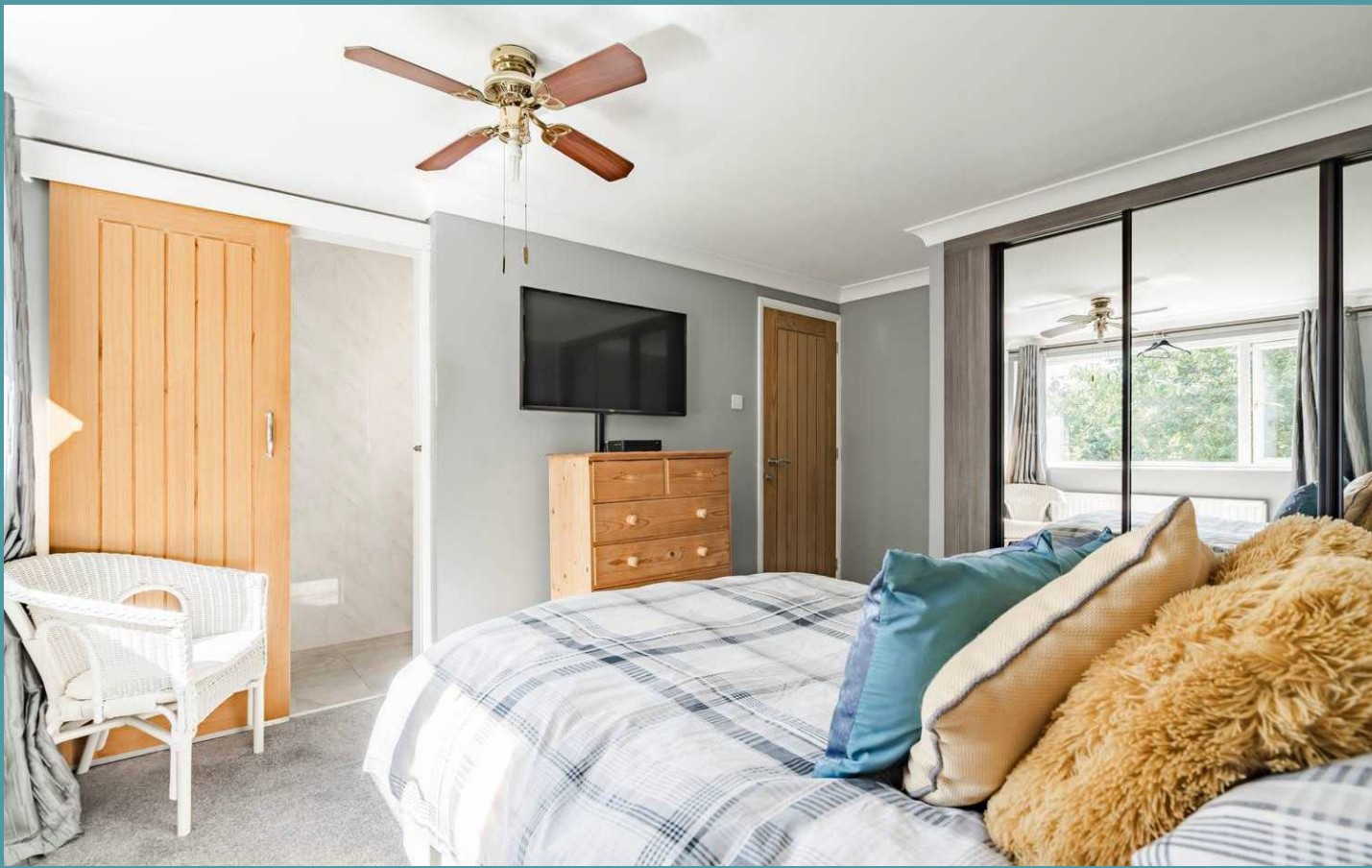
Exceptional four-bedroom detached home in the desirable location of Eaton. This immaculately presented property boasts an open-plan kitchen-family area with high-quality fixtures, an en-suite to the master bedroom, generously sized rooms, an integral garage, and a south-facing garden perfect for entertaining. The location is ideal for family life, with the beautiful Marston Marshes just a stone's throw away, offering walking routes for dog walkers and nature enthusiasts. A range of amenities, including shops, supermarkets, leisure centers and excellent schools, are nearby.

## The Location

The popular postcode of NR4 is extremely sought-after for its range of amenities available such as a range of supermarkets, shops, pubs, parks, garden centres and a great catchment area for schooling. A stones throw away from the tranquil nature reserve, Marston Marshes. Marston Marshes offers wonderful woodland walks with five wildlife ponds, numerous dykes and home to many species such as water voles, otters and cattle to name a few. Only a short drive into the city centre and well connected to main routes such as the A140 and A146.







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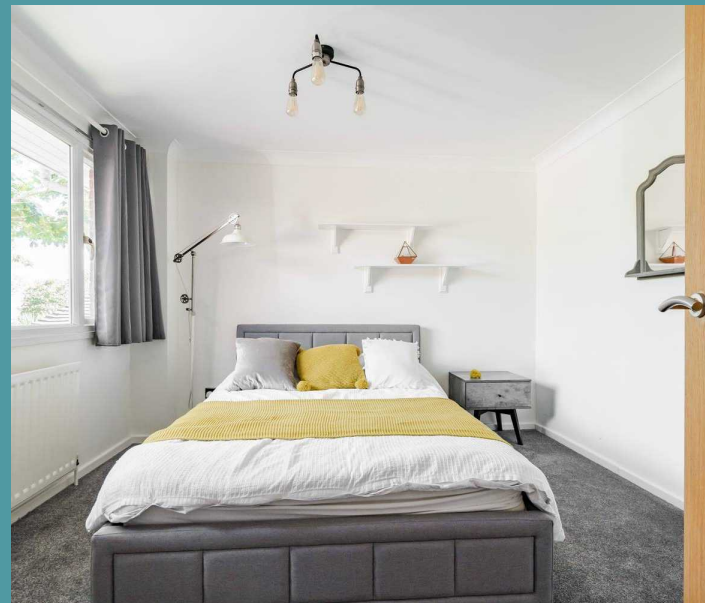
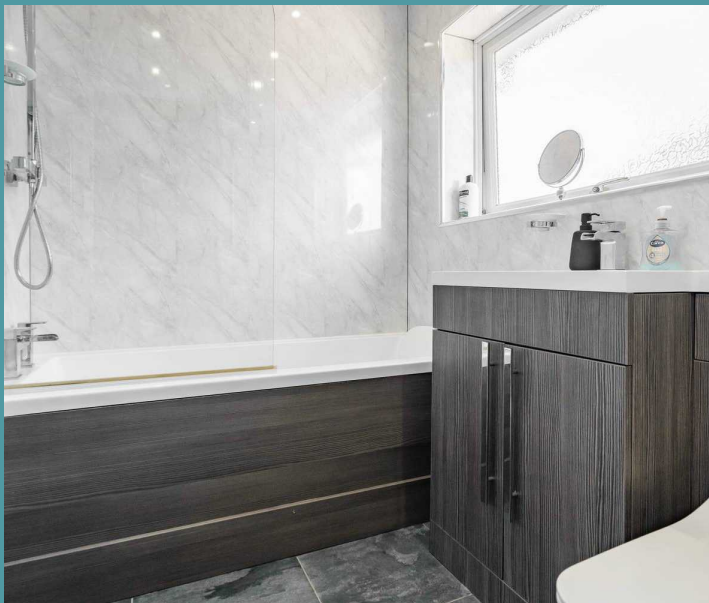
Inside, you'll find a bright and airy living room, a wonderful space to relax and unwind in. Featuring carpet flooring throughout, a large double-glazed window to the front aspect allowing natural light to flow through, a feature fireplace with a surround over and open access into the dining room.

The home also includes a study and ground floor WC providing a dedicated workspace for those who work from home or need a quiet place to study.

The adjacent dining room provides a formal setting for family meals and dinner parties. The open-plan kitchen, equipped with modern appliances, features a breakfast bar for casual dining.

Adjacent to the kitchen is a bright, open-plan family room ideal for hosting and entertaining. Offering tiled flooring throughout, exposed brickwork, a skylight and sliding doors leading to the decking area.

The property features four spacious bedrooms, each offering a comfortable and peaceful setting. The master bedroom includes an ensuite shower room for added convenience. The family bathroom is modern and well-appointed, providing a relaxing space after a long day.







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The front of the property boasts an immaculately kept brick weaved driveway with areas laid to shingle, a range of shrubs and mature trees, step to the front door and enclosed by a low rise brick wall with fencing.

A beautifully presented garden ideal for those who enjoy hosting and entertaining.

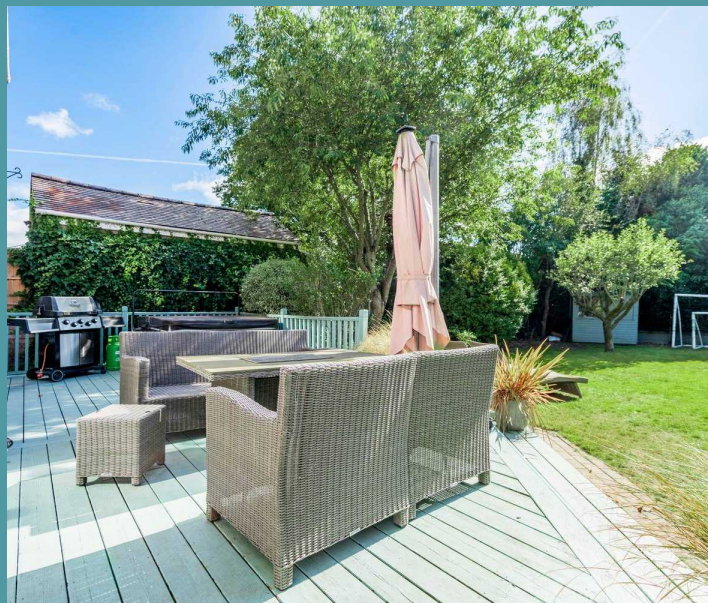
Benefiting from a south-facing position, landscaped to create two areas.

The area laid to decking is ideal for placing a hot tub, barbeque and outdoor furniture. Steps lead down to an extensive laid to lawn plot, well kept by the current owners with plenty of flowers, shrubs and mature trees to admired. The garden is fully enclosed by wood panelled fencing to ensure privacy.

### Agents Note

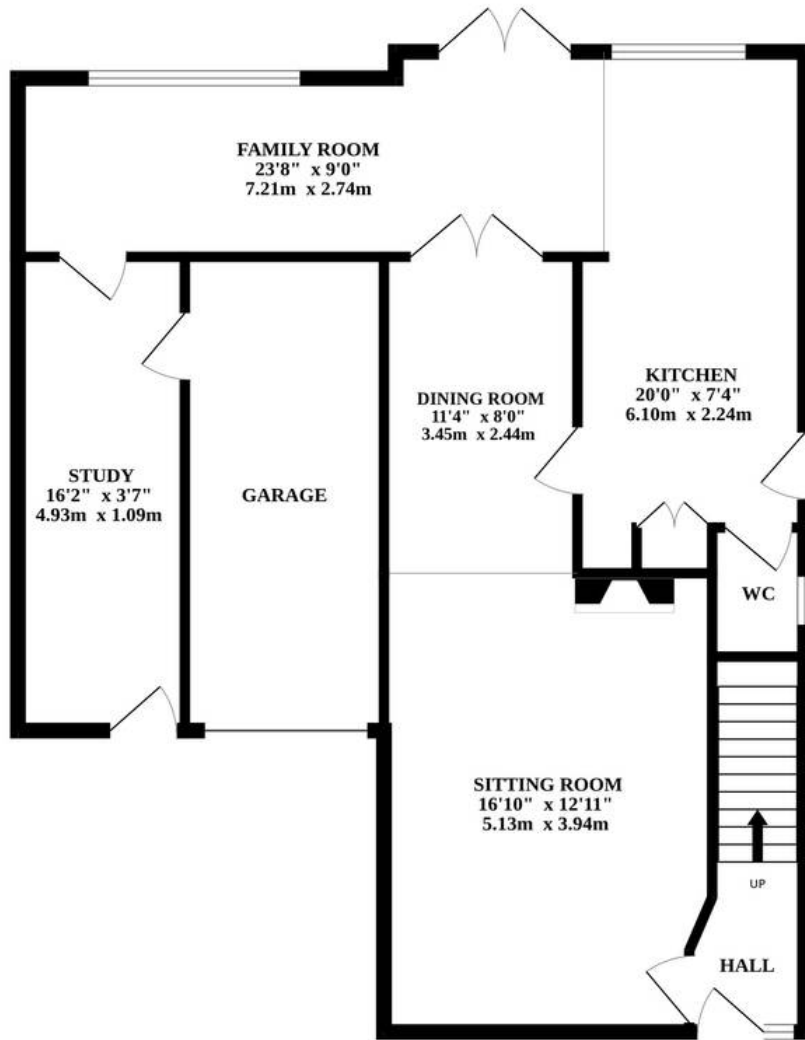
We understand the property will be sold freehold and connected to all mains services.

Council tax band - E

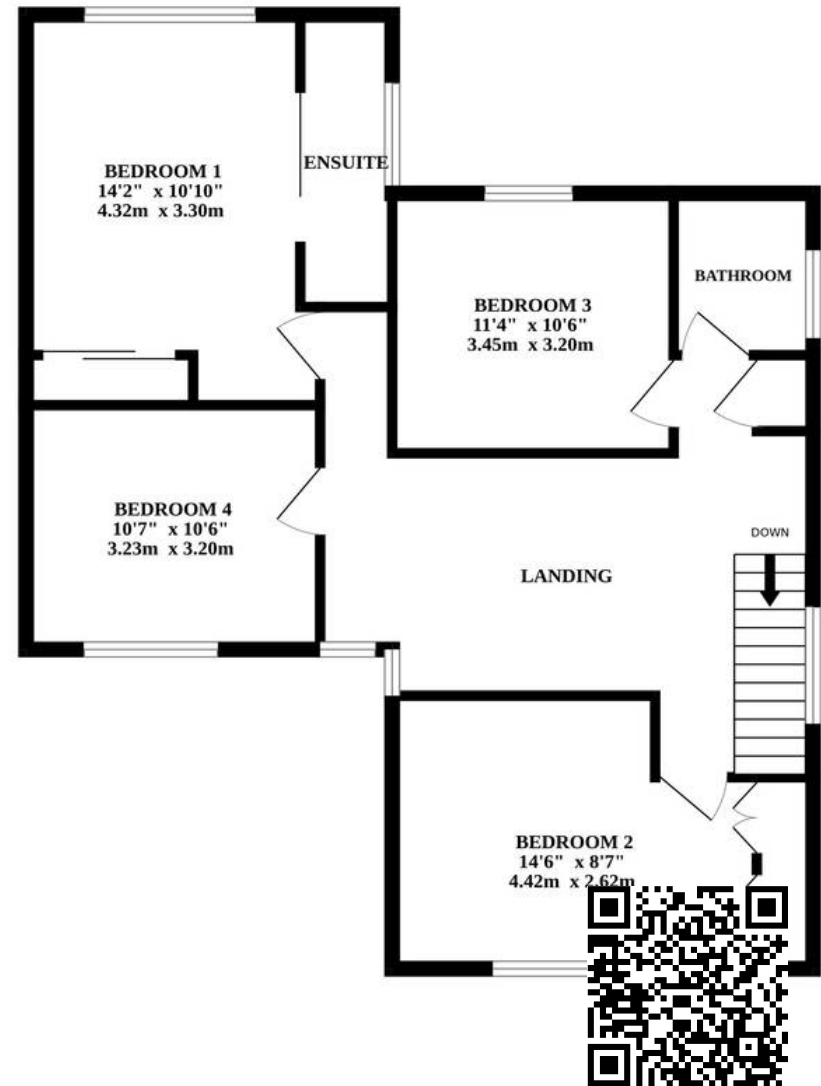




GROUND FLOOR



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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