



56 Bluebell Road, Norwich

Guide Price £700,000

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Norwich, Norwich

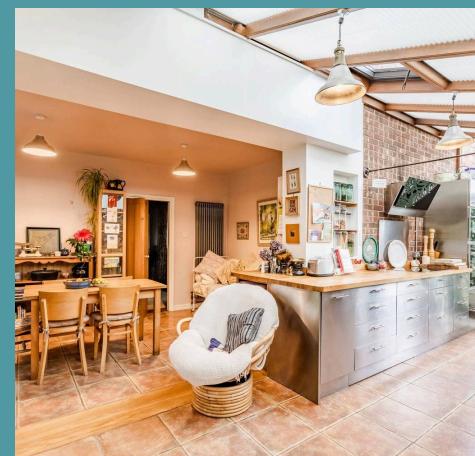
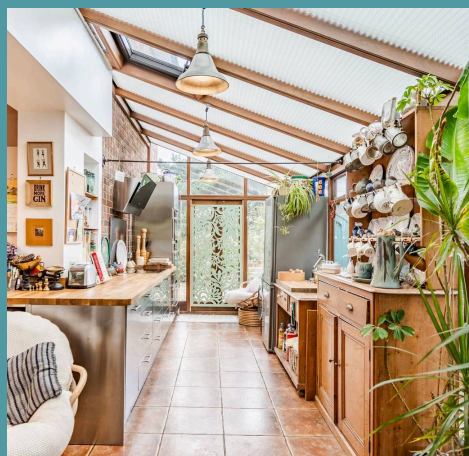
Guide Price £700,000 - £750,000 This beautifully designed home welcomes you with a charming hall featuring traditional parquet oak flooring. At its heart lies a recently expanded kitchen illuminated by natural light from a glazed roof, complemented by a breakfast area for informal dining. The inviting lounge boasts a cosy log burner and French doors leading to a secluded patio within the expansive garden. With four/five generously sized bedrooms, this residence offers flexibility for growing families. Situated near the University of East Anglia, the property is ideal for students, faculty, and families, featuring mature gardens with vegetable planters and a wooded area, all set within a private and serene environment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





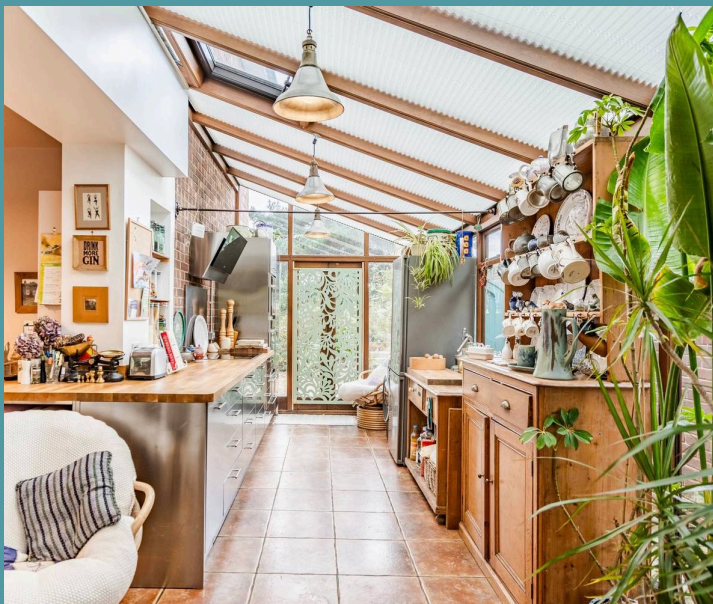
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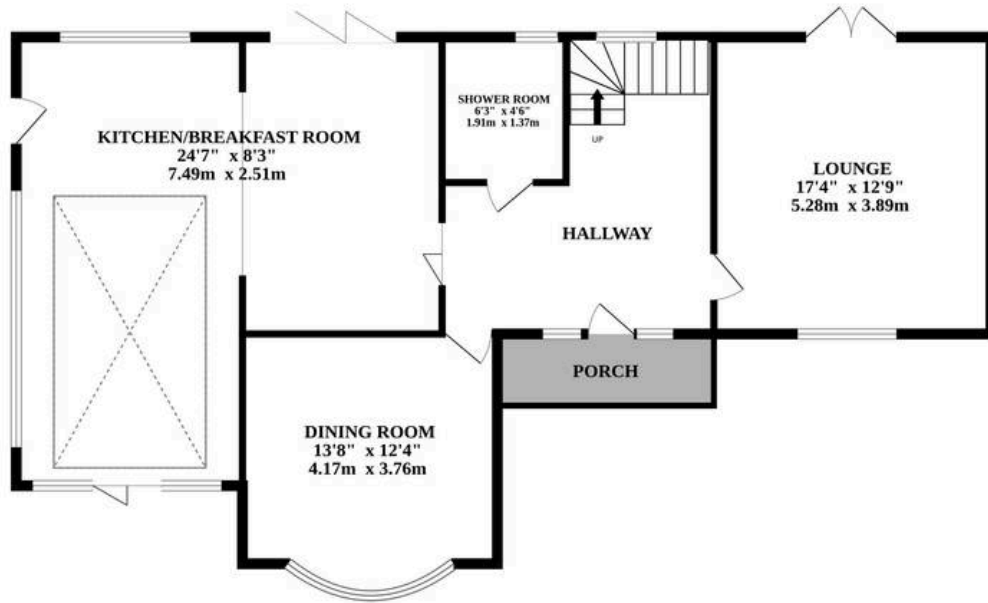
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The Location

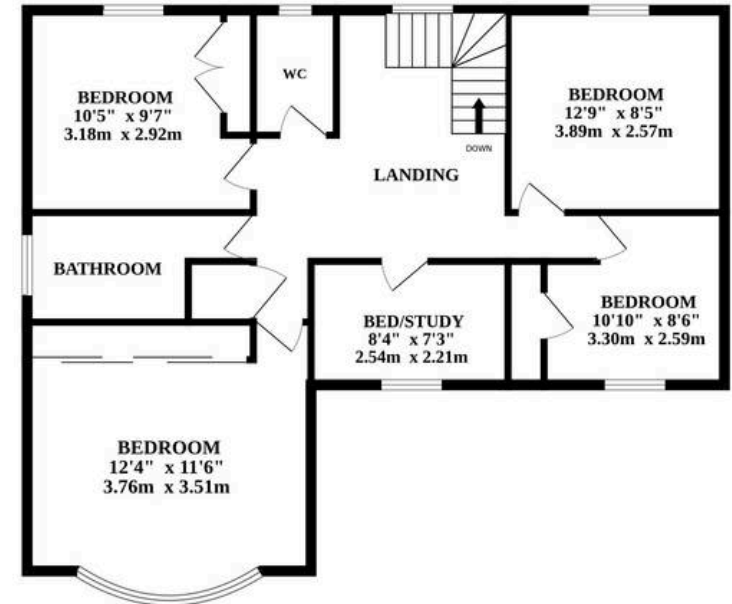
Bluebell Road is situated at the tail end of the suburb of Eaton, located in the southern part of Norwich. Eaton is known for its charming residential character, blending both historic and modern properties, and is bordered by scenic countryside. Bluebell Road offers an exceptional setting, overlooking the scenic Yare Valley with direct access to the River Yare and beautiful walking routes. One of the hidden gems of this location is the breathtaking sunsets over the nearby fields. 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



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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