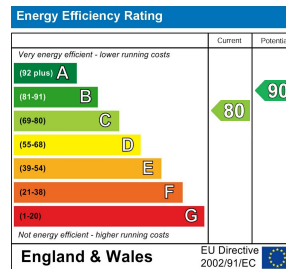
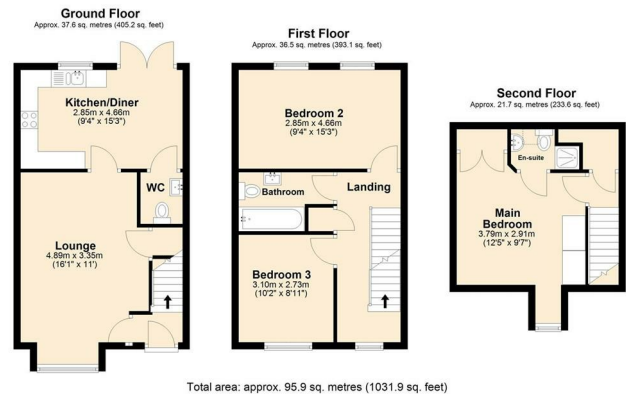




79 | Brentwood | Eaton | NR4 6PN

£1,500 PCM





Description

Positioned at the end of a quiet cul-de-sac overlooking an attractive green, this well presented three bedroom townhouse offers over 1,000 sq/ft of versatile accommodation arranged across three floors. The ground floor features a spacious kitchen/diner, a bay fronted lounge and a convenient WC. On the first floor are two good sized bedrooms and the family bathroom, while the top floor is dedicated to the impressive main bedroom, complete with fitted wardrobes and an en suite shower room. Further benefits include gas central heating, double glazing and solar panels providing hot water.

Outside, the property enjoys a tandem driveway leading to a single garage with power, lighting and rear access. The enclosed south facing rear garden is mainly laid to lawn with a patio seating area and established shrub borders.

Key features

- Three bedroom townhouse offering over 1,000 sq/ft across three floors
- Entrance hall leading into the bay fronted lounge
- Two further bedrooms and a family bathroom on the first floor
- Tandem driveway, single garage with power and lighting
- End of cul de sac position overlooking an attractive green
- Kitchen/diner with integrated appliances and garden access
- Top floor main bedroom with fitted wardrobes and en suite shower room
- Gas central heating, double glazing and solar panels providing hot water
- Enclosed rear garden with lawn, patio and established shrub borders
- Available end of August 2026

Council Tax Band & Local Authority: D, Norwich
Deposit Required: £1,730

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN