

99 | Greenways | Eaton | NR4 6PD

Guide Price £425,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £425,000 -£450,000
- OPEN HOUSE | Saturday 14th November 9am to 11am | Call to book your viewing
- Substantial four bedroom detached family home offered with no onward chain
- Offering excellent potential to modernise and extend (STP), providing the perfect opportunity to create your ideal family home.
- Impressive 21'8 lounge spanning the width of the property
- 15'3 kitchen plus adjacent 12'6 dining room, both overlooking the rear garden
- Four first floor bedrooms, two with built-in wardrobes, plus shower room
- Ground floor WC, gas central heating and double glazing
- Driveway, carport and single garage with personnel door into the garden
- Generous L-shaped rear and side garden offering excellent potential for landscaping or extending (STP)

About the Property

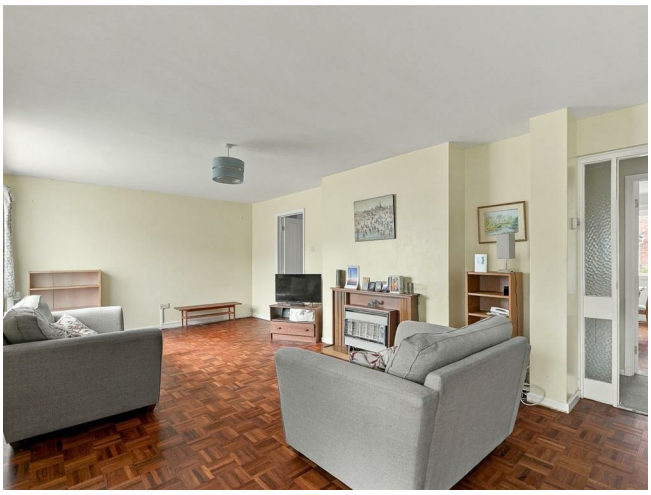
Offered with no onward chain, this substantial four bedroom detached family home offers plenty of scope to put your own stamp on it and create a fantastic family home. Occupying a generous corner plot, there is also excellent potential to extend, subject to the necessary planning permissions, with the opportunity to significantly increase the existing accommodation.

Upon entering the property, you are welcomed by an entrance porch with a WC and handy storage cupboard. This leads through to the impressive 21'4 lounge, which spans the full width of the property. To the rear is a 15'3 kitchen with useful understairs storage, alongside a separate 12'6 dining room.

Upstairs, there are four bedrooms, two benefiting from built-in wardrobes, together with a shower room off the landing.

Outside, the generous corner plot is a real feature of the home, providing plenty of garden space as well as exciting potential for anyone looking to extend or reconfigure the property, subject to planning.

The property also benefits from gas central heating and double glazing throughout.



















The Outside

To the front, the property is set back behind a large lawned garden, with a concrete driveway providing off-road parking and leading to the single garage with carport in front.

A side gate leads through to the rear garden, which is a real blank canvas and one of the standout features of the property. The generous L-shaped plot is bordered by mature hedging, fencing and a brick wall, offering a fantastic amount of outside space and plenty of potential to create a garden to suit you.

A pathway runs directly outside the kitchen and continues around the side of the property to the gated access and personnel door into the garage.

The Location

Greenways is a popular residential development within Eaton, one of Norwich's most sought-after suburbs, combining a well-established community feel with excellent everyday amenities. Eaton itself offers a good selection of independent shops, cafés and pubs, together with Waitrose, local schooling and regular bus services into Norwich city centre.

The area is particularly well placed for access to the University of East Anglia, Norfolk & Norwich University Hospital and Eaton Golf Club, while nearby green spaces and countryside provide plenty of opportunities for walking and outdoor activities.

For commuters, Eaton offers convenient access to the A11, A47 and Norwich city centre, making Greenways a great location for families and professionals wanting good connections while remaining outside the heart of the city.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

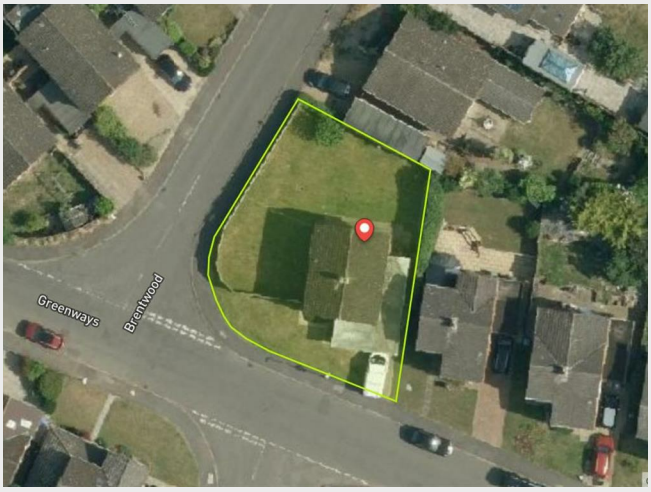
Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

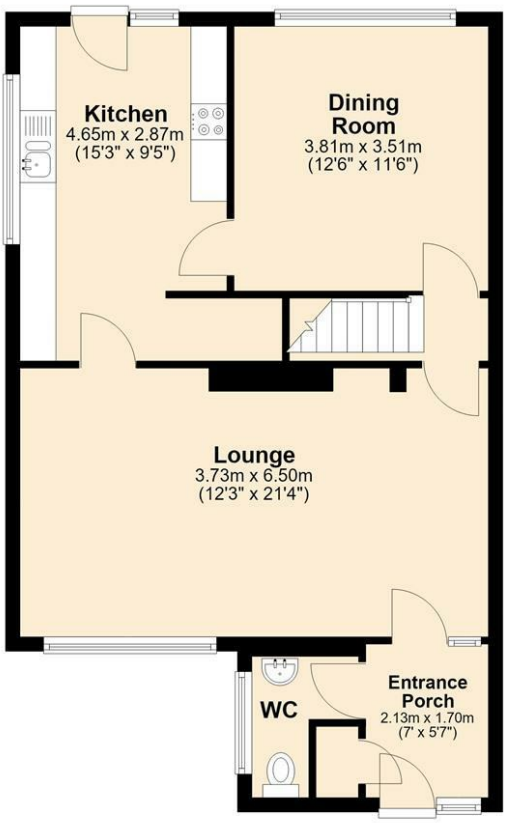
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
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



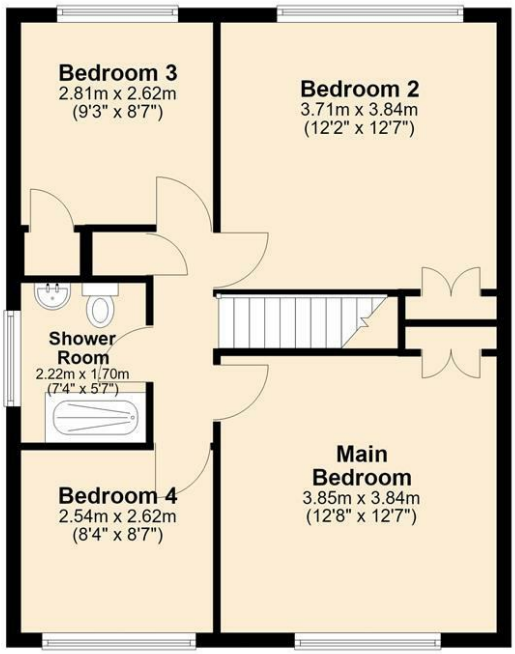
Ground Floor

Approx. 62.9 sq. metres (676.5 sq. feet)



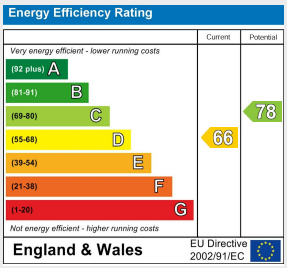
First Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 118.5 sq. metres (1275.3 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: E

Local Authority: Norwich

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.

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