



12 | Nutfield Close | Eaton | NR4 6PF  
£395,000

## The Features

- \*\*\* CHAIN FREE - Quick Sale Available \*\*\*
- Well proportioned detached bungalow in a popular cul de sac location
- Two double bedrooms, with bedroom two enjoying a garden facing conservatory
- Spacious entrance hall leading to a 21'2" lounge with fireplace
- 18'8 Kitchen/Diner with access to the enclosed rear garden
- Updated shower room with accessible shower
- Substantial rear garden measuring approximately 41'11" x 71'3"
- Detached garage with power, lighting, and personal entrance
- Double glazing throughout and gas central heating
- Potential for improvement and extension, subject to planning permission



## About the Property

Set back from the road in a popular cul de sac in Eaton, this spacious detached bungalow is offered for sale with no onward chain.

The property opens into a generous central entrance hall, leading to a 21'2" lounge featuring a fireplace. Off the lounge, the 18'8" kitchen diner provides access to the substantial rear garden. There is an updated shower room and a dual-access airing cupboard off the hallway.

The bungalow offers two double bedrooms, with Bedroom 2 benefiting from a conservatory overlooking the rear garden. Additional features include double glazing throughout and gas central heating.

Offering a perfect blank canvas, the property presents excellent potential for modernisation and the possibility to extend to the rear, subject to planning permission.





## The Outside

The property is set back from the road behind a low brick wall, with a shingled driveway to the side and a central gate leading to a pathway to the front door. A detached garage, fitted with power, lighting, and a personal entrance, provides practical storage and workspace.

The rear garden, measuring approximately 41'11" x 71'3", is a blank canvas, offering excellent potential for landscaping. It is conveniently accessible via a gate from the front, as well as from the kitchen or conservatory. A small patio provides a seating area, while mature trees at the rear of the garden offer privacy and a natural backdrop.

## Location Overview

Eaton is a highly desirable suburb of Norwich, combining village charm with modern convenience. The area offers a range of independent shops, cafés, pubs and essential services, including a supermarket and pharmacy. It is well known for its generous green spaces, most notably Eaton Park, along with excellent schooling options and its close proximity to the University of East Anglia. Eaton Golf Club further adds to the appeal for those who enjoy the sport.

The Location benefits from easy access to the city centre and key routes such as the A11 and A47, making it an attractive choice for families, professionals and retirees seeking a peaceful yet well-connected location. A mixed selection of period and modern homes contributes to the area's enduring popularity.

## Directions

From the crossroads and traffic lights in Eaton, turn into Church Lane, passing the Waitrose supermarket on your right. Take the left turn into Greenways, then turn left again into Nutfield Close, where the property is situated on the right-hand side.

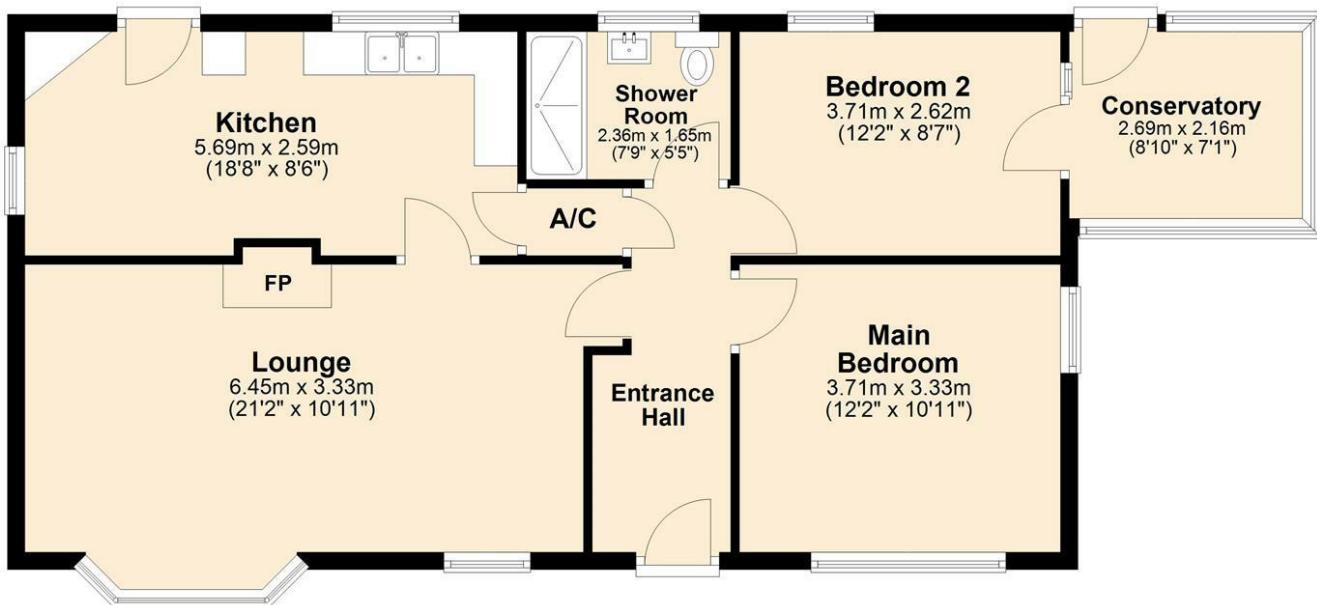
## AGENTS NOTE

Please note that the EPC is currently awaited.



## Ground Floor

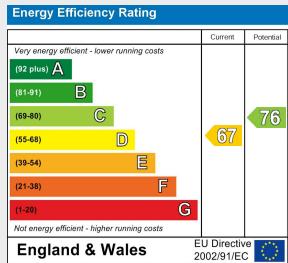
Approx. 78.3 sq. metres (842.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 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:** C  
**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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