



11 | Tamarind Mews | Eaton | NR4 6NR

Guide Price £300,000



The Features

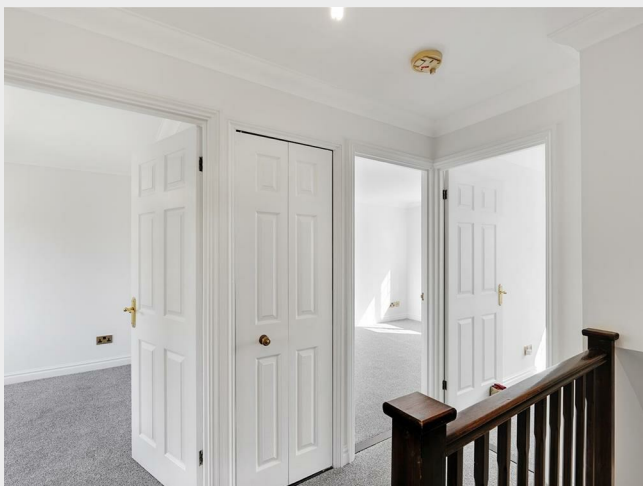
- Guide Price £300,000 - £325,000
- Chain free three bedroom semi detached home tucked away in a cul-de-sac
- Spacious 23'9 (max) lounge diner leading through to the conservatory
- Kitchen overlooking the enclosed rear garden
- Three bedrooms, all benefiting from built-in storage
- Ground floor WC with family bathroom located off the landing
- Enclosed tiered rear garden designed for low maintenance
- Gas central heating and double glazing
- Driveway parking and detached garage
- Easy walking distance to the centre of Eaton and local amenities

About the Property

Tucked away at the end of a cul-de-sac in the highly desirable village of Eaton, and within easy walking distance of the centre of Eaton and its local amenities, this three bedroom semi detached home offers a spacious and practical layout suited to modern living.

The ground floor comprises an entrance hall with WC, leading into a generous 23'9 (max) open plan lounge diner, with the kitchen just off this space. A bright conservatory to the rear provides additional living space and is a great addition to the home.

Upstairs, the property offers three bedrooms, two of which benefit from built-in wardrobes, with the third featuring a useful storage cupboard, along with a family bathroom. While the home has been updated in parts, the kitchen and bathroom would benefit from some modernisation, offering an excellent opportunity for buyers to put their own stamp on the property.





The Outside

The property is positioned at the end of a cul-de-sac, offering a good degree of privacy. To the front there is a driveway providing off road parking, which leads to a detached garage, ideal for parking, storage or workshop use.

To the rear, the property benefits from an enclosed garden which is designed to be relatively low maintenance. The space offers a pleasant area for outdoor seating, relaxing or entertaining, with access directly from the conservatory creating a natural extension of the living space.

Location Overview

Eaton is widely regarded as one of Norwich's most desirable residential areas, offering a pleasant village feel while remaining within easy reach of the city centre. The centre of Eaton is within walking distance and provides a range of everyday amenities including a Waitrose supermarket with pharmacy and café, along with a selection of local shops, cafés and pubs.

The area is also particularly convenient for the Norfolk & Norwich University Hospital, the University of East Anglia, and the Norwich Research Park, making it popular with professionals, families and those connected to these institutions. There are bus stops within easy walking distance, providing regular services into Norwich city centre, while nearby green spaces and parks offer excellent opportunities for walking and outdoor recreation.

Combining a quiet residential setting with excellent amenities and transport links, Eaton continues to be one of the most sought-after locations in the Norwich area.

Directions

Coming from Norwich city centre, follow Newmarket Road heading south-west towards Eaton. As you enter Eaton, turn left into Church Lane, then take the left turn onto Chestnut Hill. Continue along and turn left into Tamarind Mews, where the property can be found tucked away at the end of the cul-de-sac.

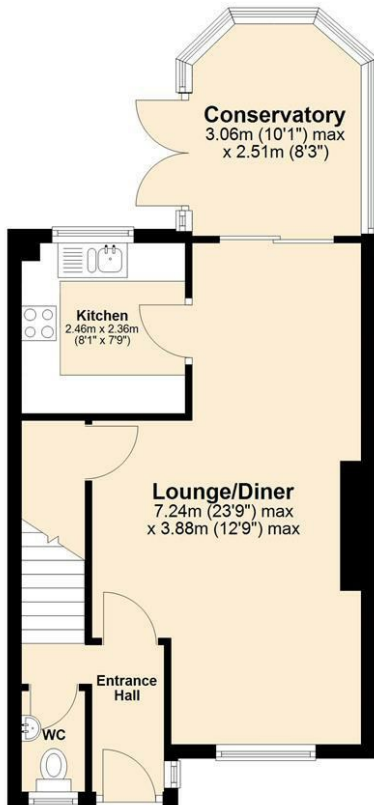
AGENTS NOTE

Please be advised that The Cellar House pub is situated behind the property.



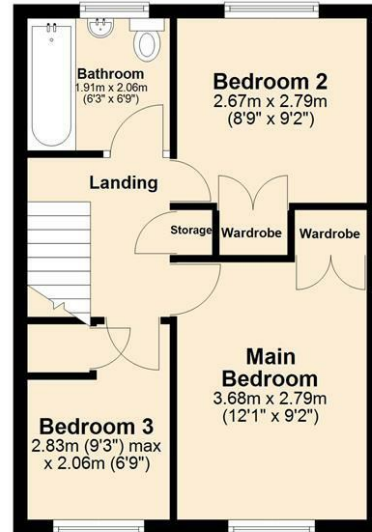
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



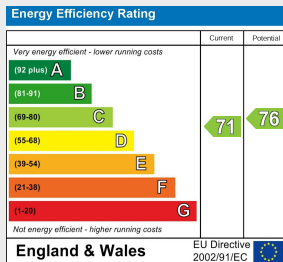
First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 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.

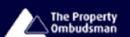


Tenure: Freehold
Council Tax Band: C
Local Authority: Norwich City Council

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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