



## 5 Primula Drive, Norwich

£395,000 Freehold

This fantastic investment opportunity boasts an impressive 6.8% rental yield and a current HMO license, making it a prime choice for landlords looking to expand their portfolio. Recently refurbished and redecorated late last year, the property is fully compliant and ready for tenants, with the added benefit that all furniture can be included in the purchase price if required. For those looking beyond investment, the home also holds incredible potential to be returned to a stunning family residence, with architectural plans already in place to extend the ground floor.



This property is situated south of Norwich in the highly desirable area of Eaton, only a short drive into the city centre. A quiet and peaceful, with many green spaces and parks nearby, including Eaton Park and Earlham Park and many beautiful river walking routes. There are also several shops, cafes, and restaurants in the area, including The Cellar House, which is a popular pub with a great selection of food and drinks. Additionally, the property is in a great location for schooling, perfect for families with young children.

#### Primula Drive

Upon entry, a welcoming entrance hall leads into a spacious living area, offering ample room for comfortable furnishings and a dedicated dining space, perfect for socialising or group gatherings. The well-equipped kitchen is fitted with modern units and appliances, allowing for easy meal preparation. A separate utility room provides a practical laundry area, alongside a handy shower room and WC, adding extra convenience .

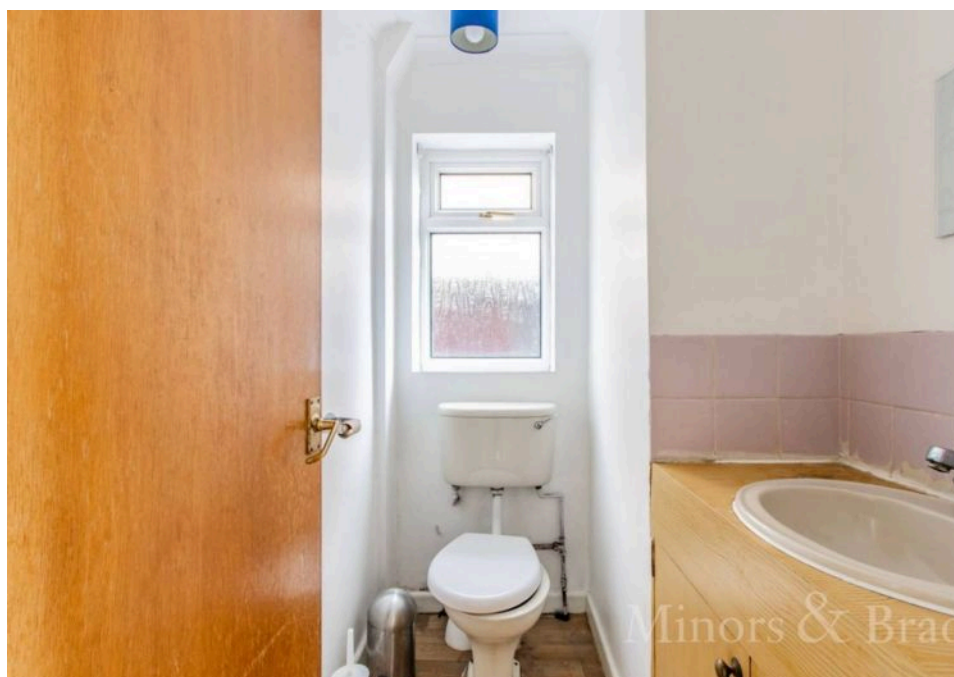
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Upstairs, the property features four generously sized double bedrooms, each offering comfort and versatility, whether for tenants or a growing family. The main bathroom includes a three-piece suite, ensuring practicality for multiple occupants. The large corner plot provides further opportunity for future enhancements, making this home not only a high-yield rental but also a strong long-term asset.

Externally, the property sits in a quiet residential area with no through traffic, offering a peaceful setting. The driveway provides off-road parking, while the front lawn adds curb appeal. To the rear, the southwest-facing garden enjoys plenty of natural sunlight, featuring a patio area ideal for outdoor seating, a well-maintained lawn, and mature hedging for privacy. A brick-built garage at the end of the garden offers substantial storage and holds potential for conversion, providing even further scope for value addition.

#### Agents Note

Sold Freehold

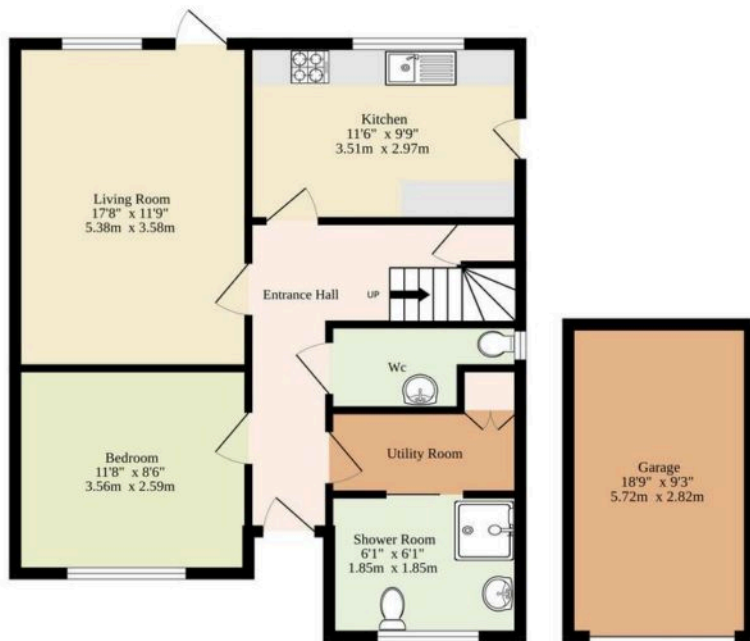
Connected to all mains services

Council Tax band: D

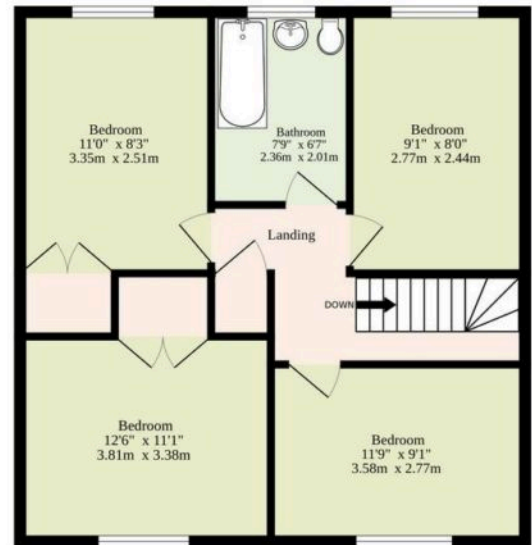
Tenure: Freehold



Ground Floor  
752 sq.ft. (69.9 sq.m.) approx.



1st Floor  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

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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