



## 73 Brentwood, Norwich

£475,000 Freehold

Backing onto Eaton Golf Club, this detached family home offers a serene and private setting in the desirable NR4 postcode. The property blends modern living with practicality, featuring a spacious open-plan kitchen and dining area, a dual aspect sitting room, and four well-sized bedrooms, including a master with an en suite. With its enclosed walled garden, tandem driveway, and garage, the home provides both outdoor space and ample parking. Enhanced by energy-efficient features such as solar panels and uPVC double glazing, the home ensures comfort and sustainability. Located just moments from local amenities, parks, and excellent transport links, this property combines convenience with a peaceful, well-connected location.



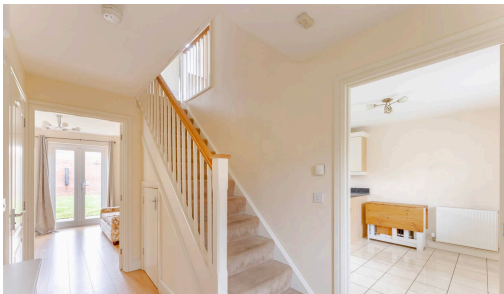
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**The Location**

Brentwood is a secluded close in the highly sought-after NR4 postcode, offering a discrete setting adjoining the local golf course. This desirable neighbourhood features a mix of historic and modern homes, creating an inviting atmosphere that feels both private and well-connected. Despite its



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### The Location

Brentwood is a secluded close in the highly sought-after NR4 postcode, offering a discrete setting adjoining the local golf course. This desirable neighbourhood features a mix of historic and modern homes, creating an inviting atmosphere that feels both private and well-connected. Despite its peaceful surroundings, the area is just moments from essential amenities, including local shops, schools, and parks, ensuring everyday convenience.

For those who enjoy outdoor activities, Eaton Park, one of Norwich's largest and most popular parks, is just a short distance away, offering ample recreational opportunities. Additionally, Rosslare enjoys excellent transport links, with regular bus services to Norwich city centre, as well as easy access to major roads, making it simple to travel further afield.

### Brentwood

This impressive detached family home offers both practicality and comfort in a prime location, with easy access to the city centre and local village amenities. The home is beautifully maintained, boasting a well-presented interior that features a welcoming entrance hall, a versatile study, and a spacious open-plan kitchen and dining area that is perfect for family gatherings.

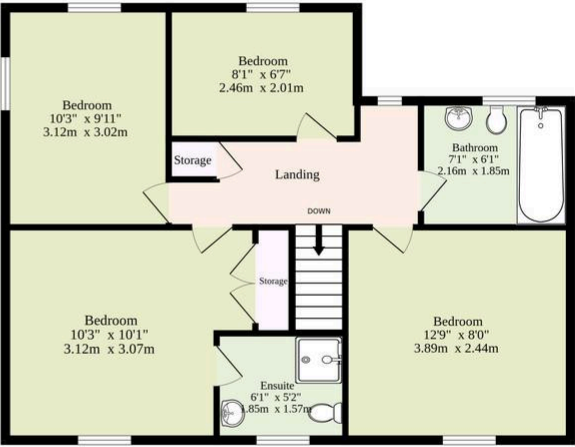
The kitchen is equipped with modern, integrated appliances, including a gas hob, double oven, fridge freezer, and dishwasher, while the dining area enjoys natural light from the dual aspect windows. The living room is equally inviting, with dual aspect views and French doors opening to the rear garden, providing a seamless flow between indoor and outdoor spaces.



Ground Floor  
669 sq.ft. (62.2 sq.m.) approx.



1st Floor  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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