



30 Rugge Drive, Norwich

In Excess of £325,000

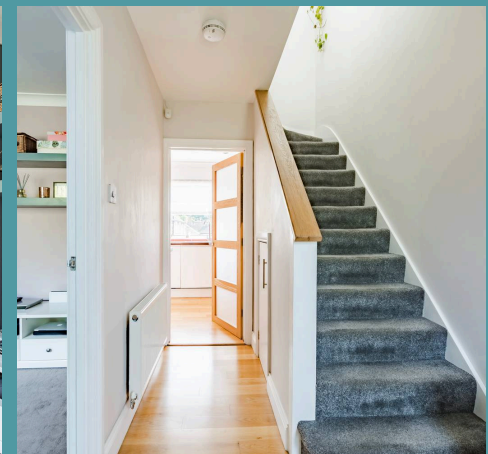
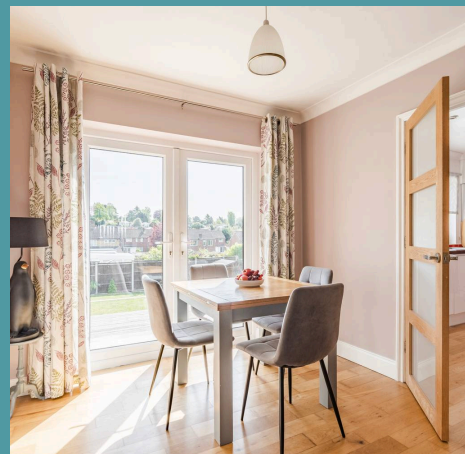
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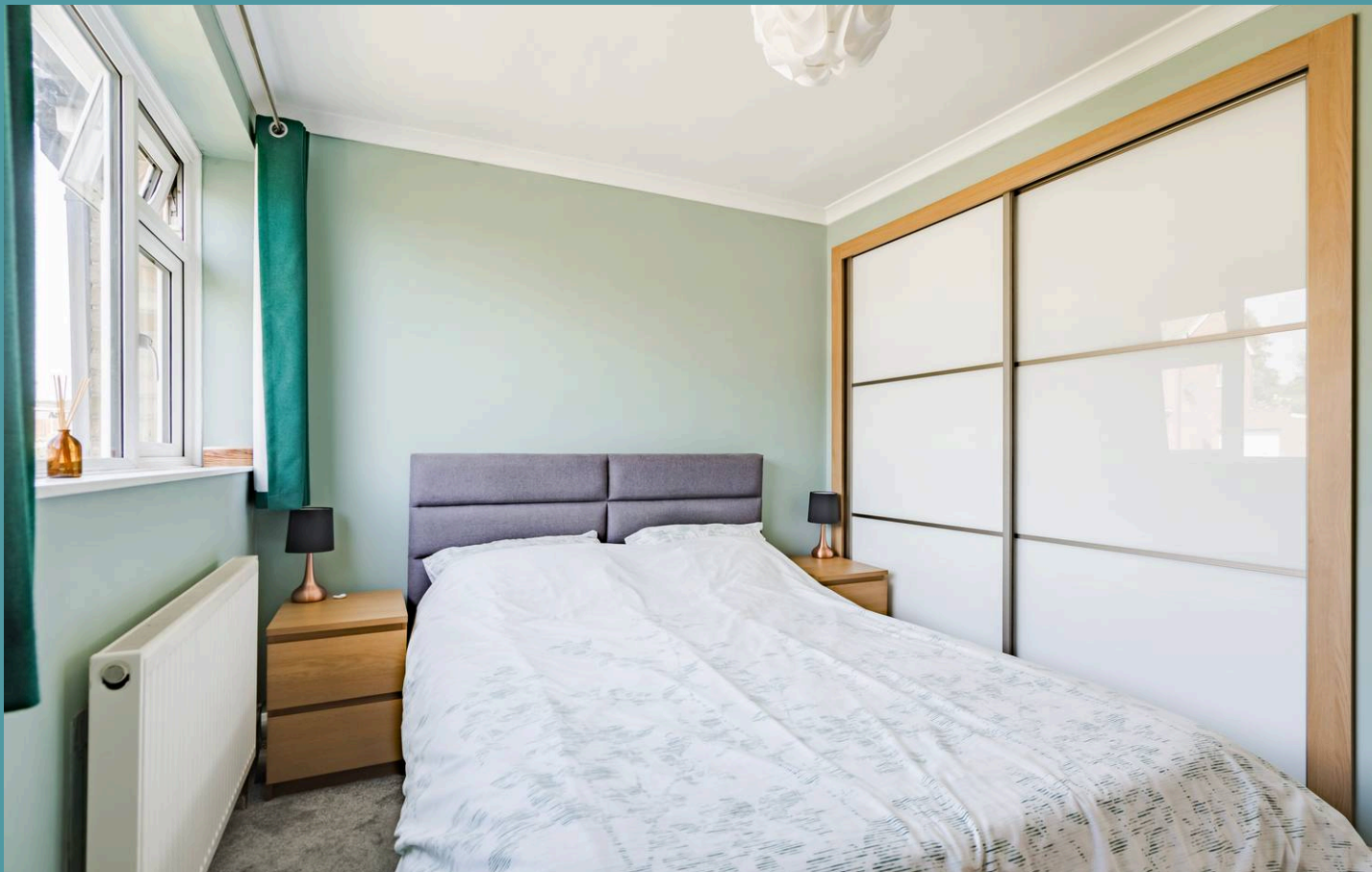
Norwich

Positioned in the beautiful area of Eaton, in the vibrant city of Norwich, lies this detached residence that is perfect for family living. Its interior is spacious and versatile, designed to accommodate your own preferences and style. Highlighting a light-filled sitting room, a dining room, a modern kitchen, three bedrooms and a bathroom. Externally, you will find a large well-maintained and fully enclosed garden, with a driveway and a garage. Don't miss the chance to acquire this home and make it your own.

Location

Eaton is a beautiful suburban area located in the NR4 postcode of Norwich, Norfolk. Located to the southwest of the city centre, Eaton combines the charm of village life with the convenience of urban amenities. The area is known for its peaceful residential streets, good local schools, and strong community spirit. It features a mix of housing styles, from traditional homes to newer developments, and benefits from green spaces such as Eaton Park, one of the largest and most well-loved parks in Norwich. With excellent transport links, local shops, cafes, and easy access to the University of East Anglia and Norfolk & Norwich University Hospital, Eaton is a sought-after location for families, professionals, and retirees alike.



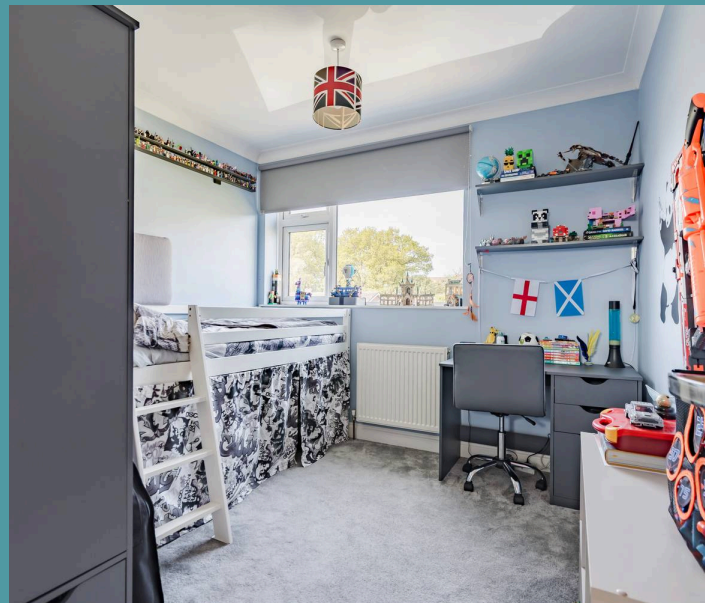
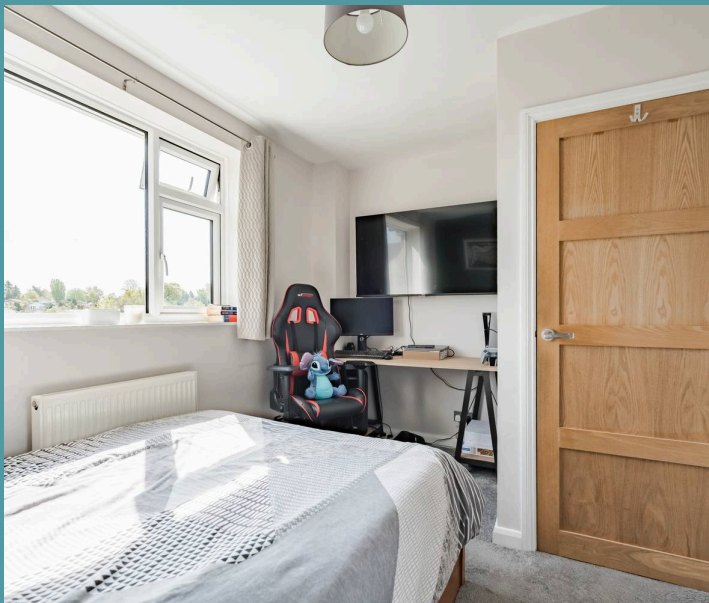


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Step through the front door and into a welcoming entrance hall. Positioned at the front of home is a sitting room, flooded with natural light that streams in through the windows, creating a space that is perfect for both relaxation and entertaining. Internal double doors open into the versatile dining room, encouraging intimate family meals or gatherings with loved ones. The kitchen is equipped with modern wall and base units, integrated appliances and storage space, to enhance your cooking experience.

Upstairs, you will find three bedrooms that vary in size, each thoughtfully designed to offer comfort and privacy. The main bedroom has built-in wardrobes for your personal belongings. The third bedroom has the flexibility to be a home office, guest room or playroom, depending on your own preferences. The family bathroom is conveniently situated to serve all three bedrooms, providing convenience and functionality for busy households.



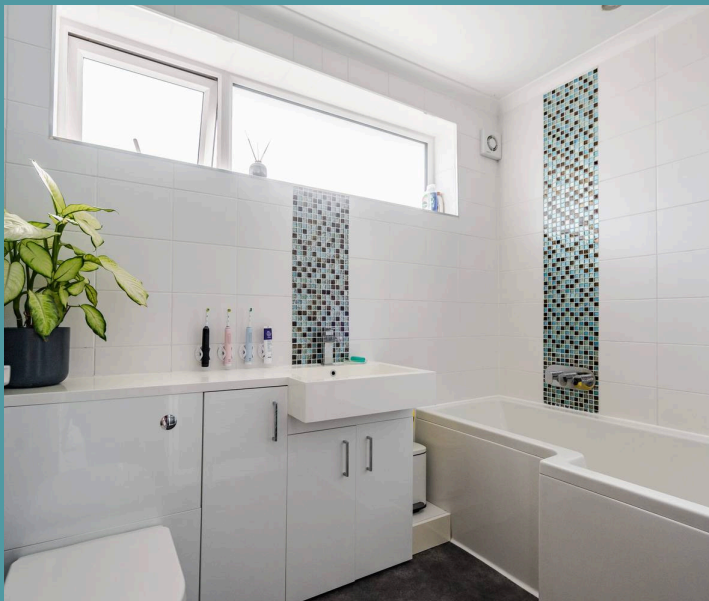


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Outside, you'll find a well-maintained and fully enclosed garden, that is a generous size. The raised decked terrace is perfect for your outdoor seating arrangements, to enjoy al-fresco dining, summer bbqs or simply relaxing in the afternoon sunshine. The laid to lawn is bordered by planted beds, with a summerhouse for furniture or storage. At the front of the residence is a driveway with an EV charging point, providing off-road parking, whilst the garage offers storage options.

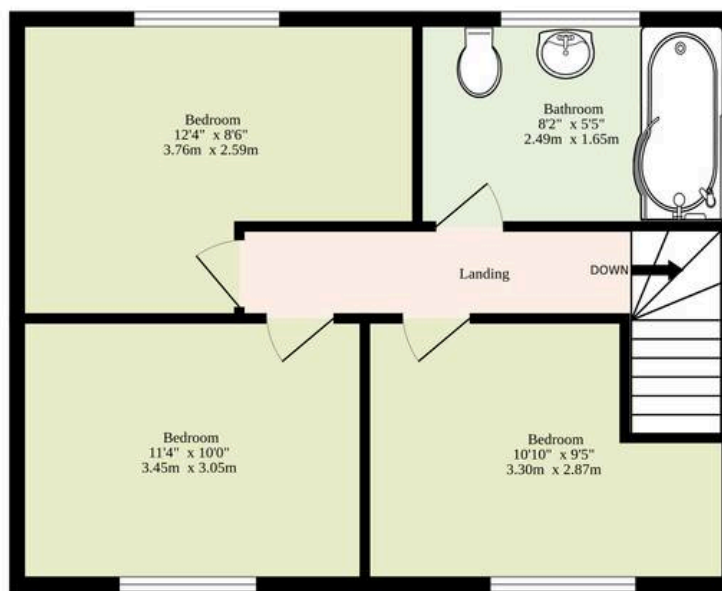
- Detached residence in the sought-after area of Eaton, within the vibrant city of Norwich
- Family home with spacious and versatile accommodation that can adapt to your own preferences and style
- Sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen equipped with modern wall and base units, integrated appliances and plenty of storage space
- Dining room encouraging intimate family meals and gatherings with loved ones
- Three bedrooms that vary in size and a family bathroom
- Large well-maintained and fully enclosed garden, offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking and a garage for storage options
- Close to a wide range of amenities, including shops, schools, transport links and healthcare facilities



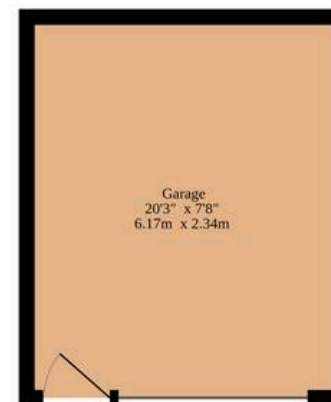
Ground Floor
560 sq.ft. (52.0 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



Garage
158 sq.ft. (14.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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