

## 2 Havant Close, Norwich - NR4 6NP

£500,000 Freehold

Introducing this deceptively spacious and well-presented six-bedroom semi-detached house, tucked away in a peaceful cul-de-sac. Offering a versatile living space, this home features six double bedrooms, including four with built-in storage, a modern kitchen with integrated appliances, and a generously sized open-plan lounge and conservatory. The property boasts contemporary bathrooms, with a family bathroom and two additional shower rooms. Outside, the low-maintenance enclosed garden provides a practical and private space, and to the front, ample driveway parking is available for multiple vehicles. Conveniently located near amenities, schools, and transport links, this home is perfect for families or those seeking flexible living arrangements.



## Location

Havant Close is situated in the desirable suburb of Eaton, located to the south of Norwich. This peaceful residential area offers a perfect balance of tranquillity and convenience. Eaton is well-known for its attractive homes, green spaces, and excellent local amenities. Eaton Park, one of Norwich's largest public parks, provides ample space for outdoor activities and relaxation. The area also boasts reputable schools, making it ideal for families. With easy access to major roads and public transport, Eaton is well-connected to the city centre, just a short drive away, offering a wide range of shops, restaurants, and cultural attractions.

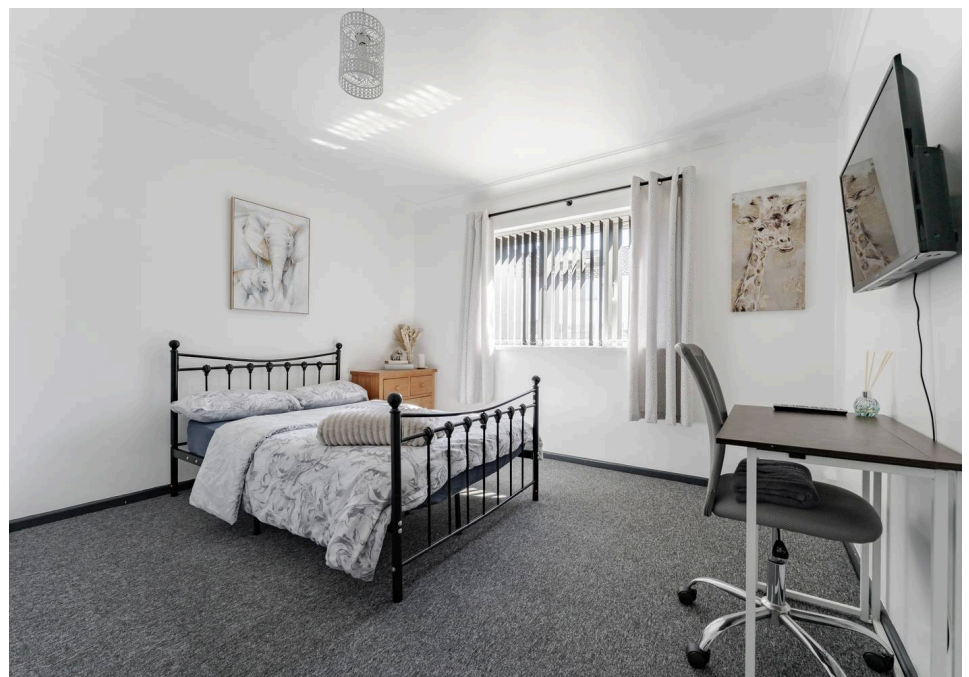
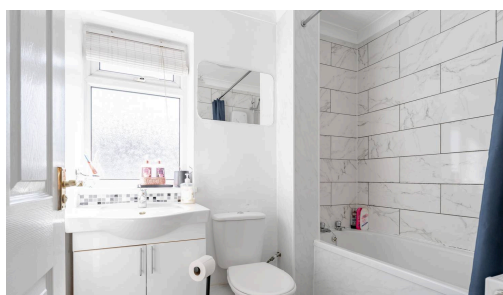
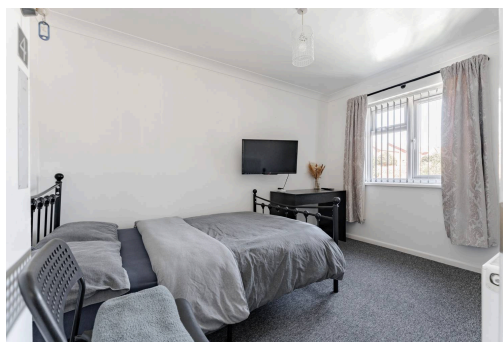


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C





## Havant Close, Norwich

As you step through the entrance hallway, you are greeted by a convenient storage cupboard, setting the tone for the functional layout of the property.

The heart of the home is the modern and bright kitchen, equipped with integrated appliances, including both electric and gas stoves, plumbing for a washing machine and dishwasher, and elegantly tiled backsplashes. With plenty of space, this kitchen is both functional and stylish.

Moving through, the lounge is generously sized and filled with natural light, thanks to the open-plan layout with the adjoining conservatory. A breakfast bar separates the two areas, and the conservatory boasts a clear glass roof and multiple windows, creating a bright, airy atmosphere. The lounge is also complemented by a fireplace, adding a cosy feel. French doors lead you out into the rear garden.

On the ground floor, two of the six double bedrooms offer built-in storage, providing a versatile space that can be used as a home office, gym, or guest room.

Completing this level is a convenient shower room, ideal for quick refreshment after a day's work.

Ascending to the first floor, you will find four generously sized double bedrooms, two of which feature built-in wardrobes.

This level also hosts a modern shower room and a contemporary family bathroom fitted with a bath and overhead shower attachment, surrounded by stylish tiles.

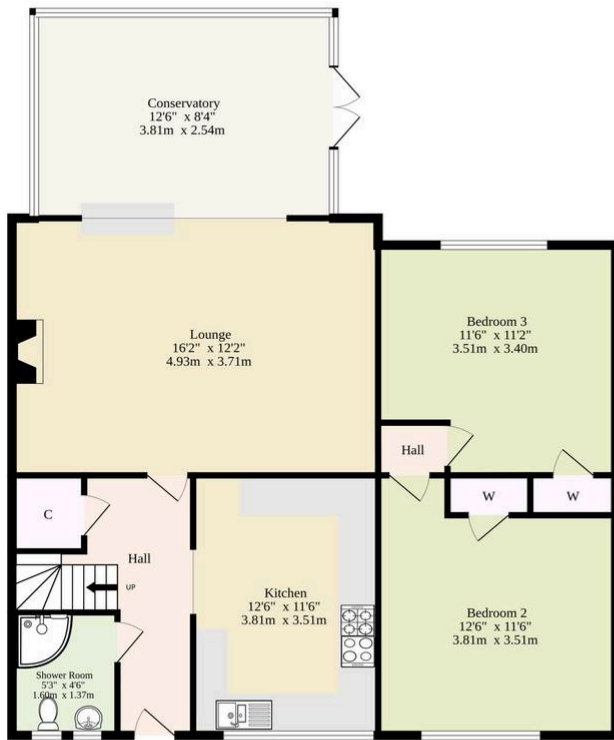
Throughout the property, double glazing ensures a comfortable and energy-efficient environment.

Outside, the low-maintenance enclosed garden is mostly shingled, offering a simple yet attractive space. It's privately enclosed with wooden fencing and bordered by mature plants, shrubs, and trees, creating a peaceful outdoor area. There is also a handy storage shed for additional space.

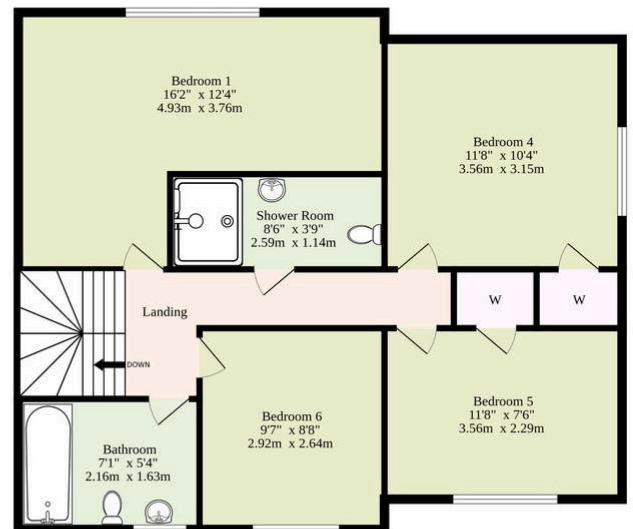
To the front of the property, a generous driveway provides off-road parking for multiple vehicles, making this home both practical and welcoming.



**Ground Floor**  
763 sq.ft. (70.9 sq.m.) approx.



**1st Floor**  
682 sq.ft. (63.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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