



33 Turnberry, Norwich

Guide Price £190,000 - £200,000

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Norwich

Find stylish, easy living in one of Norwich's most sought-after areas — this beautifully presented second-floor flat in Eaton offers bright, modern interiors and an enviable location. From the secure communal entrance, you are welcomed into a spacious hallway that leads through to a light-filled sitting room complete with a Juliet balcony, perfect for relaxing or entertaining. The well-appointed kitchen features integrated appliances, including a double oven and gas hob, along with practical storage and space for a washing machine. Two generous bedrooms provide comfortable living, with the master enjoying a private en-suite, complemented by a contemporary three-piece main bathroom. Residents benefit from allocated parking, visitor spaces, and enjoy the beautifully maintained communal grounds that surround the building. Whether you're a first-time buyer, downsizer, or professional seeking a vibrant community with excellent local amenities and access to Norwich city centre, this exceptional flat is ready to welcome you home.





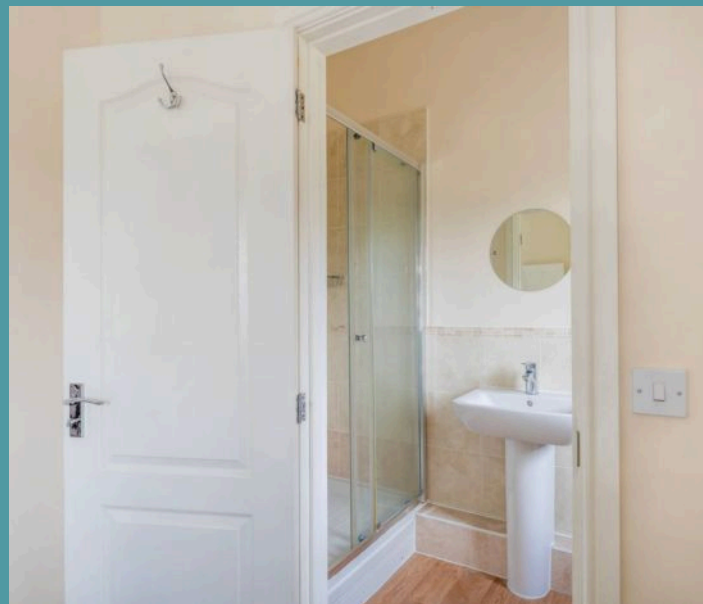
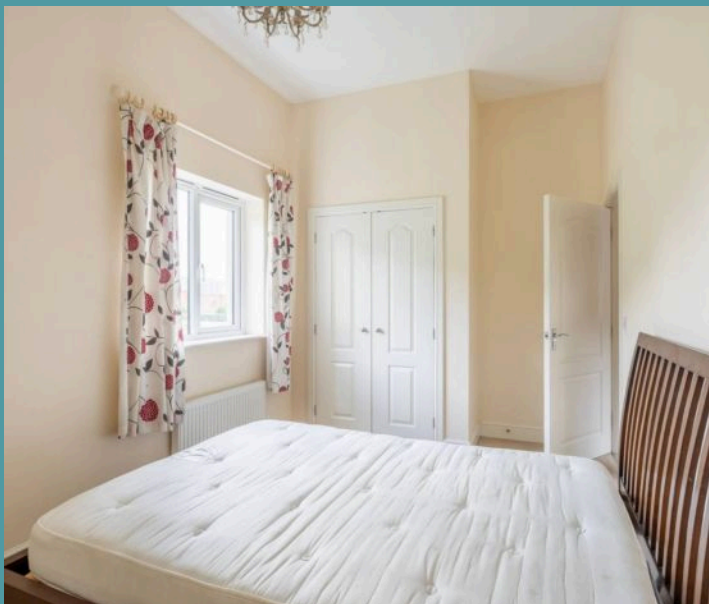
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Location

Turnberry is a sought-after residential area situated in the heart of Eaton, one of Norwich's most desirable suburbs, known for its blend of village charm and modern amenities. Residents enjoy convenient access to a wide range of local shops, including an award-winning butcher, a traditional bakery, a well-stocked Tesco Express, and several independent boutiques and cafes clustered around Eaton Village Centre. Families are well served by excellent educational facilities: the area falls within the catchment for the highly regarded Cringleford CE Primary School and Eaton Primary School, with City of Norwich School (CNS) providing secondary education nearby. Healthcare needs are well catered for with the Eaton Surgery and several dental practices located close at hand, while the renowned Norfolk and Norwich University Hospital is just a short drive away.

Turnberry also offers superb transport links: it is conveniently positioned for easy access to the A11 and A47, making commuting by car straightforward, while frequent bus services connect the area to Norwich city centre in under 15 minutes. For rail users, Norwich Train Station provides regular services to London Liverpool Street, Cambridge and beyond. Surrounded by green spaces such as Eaton Park and nearby golf courses, Turnberry offers a perfect balance of suburban tranquillity with excellent connectivity and amenities.





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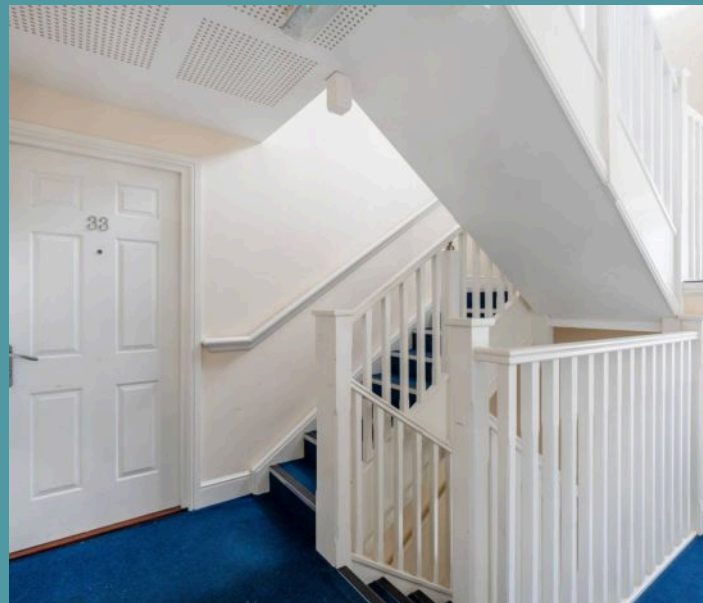
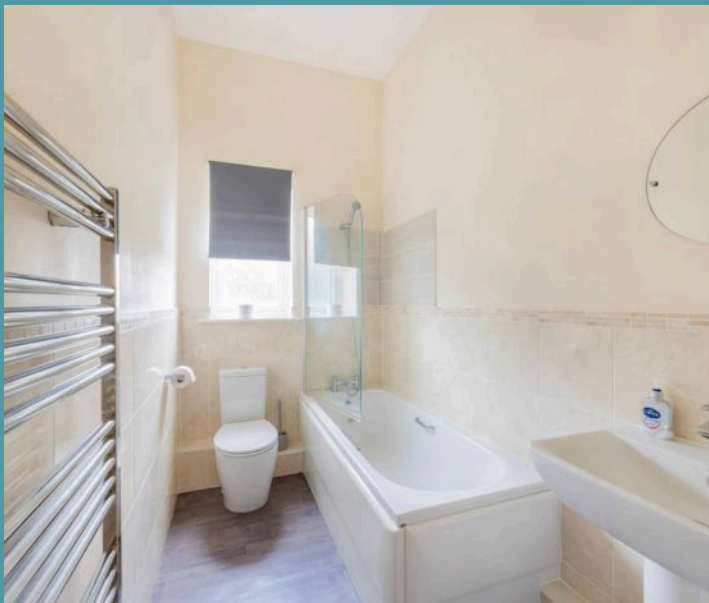
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The property is accessed via a secure communal entry system. Upon entering the flat, you are greeted by a spacious and inviting entrance hall, setting the tone for the bright and airy living spaces that follow. The generously proportioned sitting room is filled with an abundance of natural light thanks to its large windows and Juliet balcony, creating an ideal space for both relaxation and entertaining.

The modern kitchen is fitted with a range of wall and base cabinets, offering ample storage. It is equipped with an integrated double oven, a gas hob, and includes a dedicated space for a washing machine — perfect for day-to-day convenience.

There are two well-proportioned bedrooms, including a master bedroom that benefits from its own private en-suite shower room, offering a comfortable and private space. In addition, the flat features a stylish main bathroom complete with a contemporary three-piece suite.

Externally, the property benefits from allocated parking for residents, as well as additional visitor parking. The building is surrounded by beautifully maintained communal grounds, providing an attractive setting.





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Agents note

Leasehold

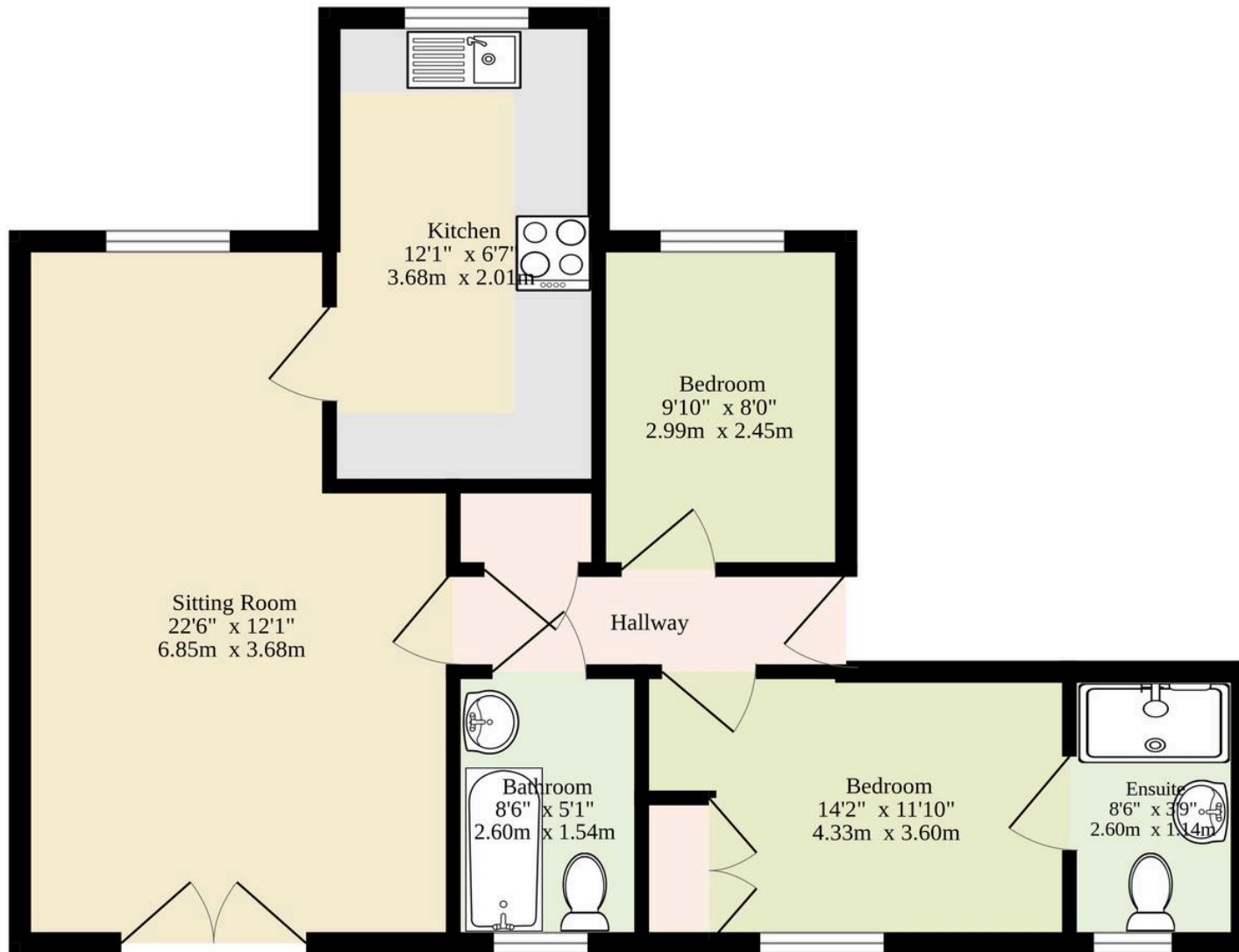
Ground rent - £350p/a

Maintenance fee - £1883.80p/a

- Second floor flat in the desirable area of Eaton, in Norwich
- Well-presented throughout, with a bright and airy interior
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated double oven, a gas hob and a dedicated space for your washing machine
- Two bedrooms, a private en-suite and a bathroom that comprises of a three-piece suite
- Allocated parking and visitor parking available
- Secure communal entrance hall
- Beautifully maintained grounds around the building
- Within easy reach of the city centre, offering a wide range of amenities, including shops, schools, healthcare facilities and transport links



Second Floor
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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