



117 Greenways, Norwich

Norwich



Minors & Brady

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Norwich

This detached home in the highly sought-after NR4 postcode offers a practical and comfortable layout, ideal for modern family living. The kitchen/dining area features French doors opening onto a private rear garden, while the dual-aspect lounge includes a feature fireplace and plenty of natural light. Upstairs, four well-proportioned bedrooms are served by a stylish family bathroom, with a convenient ground floor WC. Set on a corner plot, the property benefits from a lawned front garden, a tandem driveway leading to a single garage, and a rear garden that wraps around the home with climbing foliage and a patio for outdoor dining. Eaton provides easy access to shops, cafés, Eaton Golf Club, extensive parkland, Marston Marshes, the city centre, and major routes including the A47. With generous living spaces and well-maintained gardens, this home offers a versatile and welcoming environment for families.

- Detached family home in the highly sought-after NR4 postcode
- Tandem driveway providing ample off-road parking and single garage with power and lighting
- Rear garden wraps around the property, featuring climbing foliage, mature hedging, lawn, and patio
- Strong local amenities including supermarkets, cafés, schools, Norwich City College, and major road links (A47)
- Excellent location with easy access to Eaton Golf Club, parks, Marston Marshes, shops, and city centre
- Private corner plot with lawned front garden and side access to the rear
- Practical ground floor WC for convenience
- Dual-aspect lounge with feature fireplace and sliding doors to the rear
- Contemporary kitchen/dining area with integrated appliances and French doors to the garden





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The Location

The property is located in the highly sought-after NR4 postcode, an area offering a wide range of local amenities. Residents benefit from supermarkets, shops, cafés, pubs, and convenient garden centres. Eaton itself is a popular suburb of Norwich, known for its leafy streets, mix of period and modern homes, and a strong sense of community. The area also boasts the Eaton Golf Club and extensive parkland, perfect for outdoor activities.

For shopping and everyday conveniences, a short drive brings you to Asda, the new IKEA, B&M, The Range, Greggs, and a large Tesco. Car boot sales are also nearby for weekend browsing. Commuters enjoy easy access to the A47, while the city centre is just a short drive away, offering additional shopping, dining, and cultural attractions.

Education is well catered for, with highly regarded primary and secondary schools nearby, as well as Norwich City College for further education. Nature enthusiasts will appreciate the proximity to Marston Marshes, a nearby reserve with woodland walks, wildlife ponds, and a variety of local fauna.



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Greenways, Norwich

This impressive detached residence offers a superb combination of style, comfort, and practicality, providing an ideal setting for modern family life. The home features generously proportioned rooms and a thoughtful layout designed to meet the demands of everyday living.

At the heart of the property is a contemporary kitchen/dining area, fitted with integrated appliances and French doors that open seamlessly onto the rear garden, creating a bright and inviting space for cooking, dining, and entertaining. The dual-aspect lounge boasts a feature fireplace and sliding doors to the garden, offering a versatile and light-filled living area.

Upstairs, there are four well-appointed bedrooms, including a spacious main bedroom, complemented by a stylish family bathroom. A practical ground floor WC adds convenience.

Externally, the property occupies a private corner plot with a lawned front garden and side access to the rear. The tandem driveway provides ample off-road parking and leads to a single garage with power, lighting, and a personnel door. To the rear, the garden wraps around the property, with climbing foliage adorning the brickwork, creating a sense of privacy and character. The enclosed rear garden, approximately 20' in length, features a lawn, mature hedging, and a patio perfect for outdoor dining and relaxation.



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With its generous living spaces, elegant interiors, and well-maintained gardens, including a garage with a large tandem driveway and a beautifully lawned frontage, this home presents an exceptional opportunity for families seeking a comfortable and versatile property.

Agents Note

Sold Freehold

Connected to all mains services.

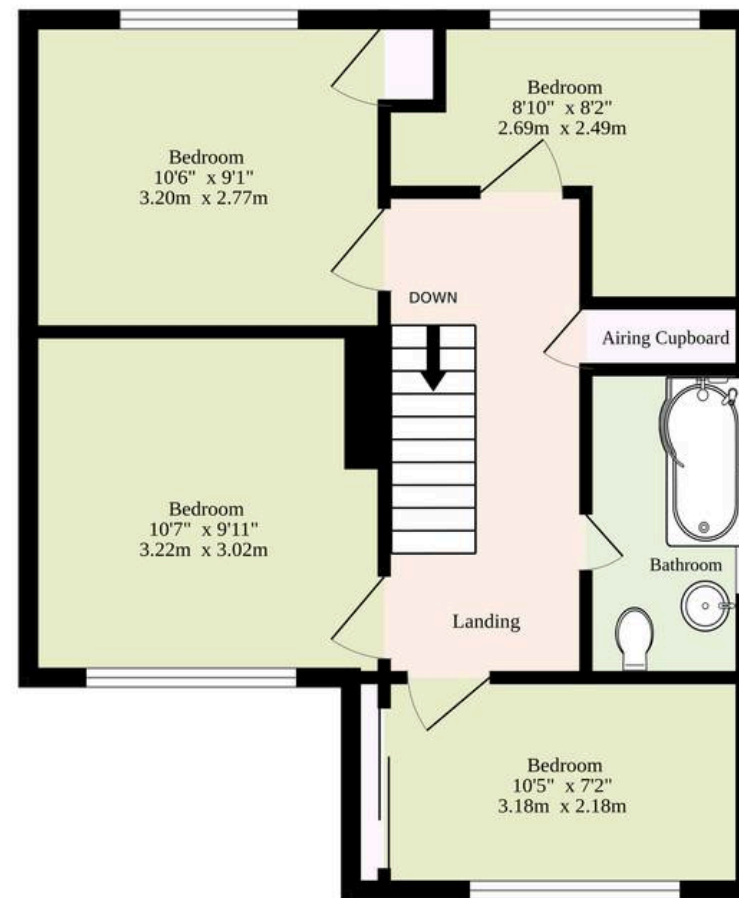


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Ground Floor
666 sq.ft. (61.9 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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