



39 Eaton Street, Norwich
Norwich



Minors & Brady

39 Eaton Street

Norwich

This extended semi-detached residence offers a rare opportunity to enjoy space, flexibility, and timeless character in one of Norwich's most desirable settings. Thoughtfully maintained and improved over the years, the home welcomes you with a light-filled entrance, elegant living spaces, and a stunning open-plan kitchen and dining room that flows seamlessly into the garden. With versatile accommodation, including a ground-floor bedroom and shower room, four further bedrooms upstairs, and a beautifully established private garden complete with vegetable plots, a greenhouse, and multiple seating areas, this is a home that adapts effortlessly to modern family life while retaining a warm, homely feel.



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39 Eaton Street

Norwich

- Vendors found an onward purchase!
- Extended semi-detached residence proudly positioned within a highly sought-after area of Eaton, Norwich
- Beautiful family home that has been lovingly maintained and extended over the years, showcasing spacious and flexible accommodation that can adapt to your own preferences
- Open-plan kitchen/dining room flaunting a brick-built fireplace and French doors, creating a seamless flow between the indoor-outdoor spaces
- Farmhouse-style kitchen equipped with wall and base cabinetry, an induction hob, an integrated oven, space for a fridge/freezer and a walk-in pantry for cooking essentials
- L-shaped garden room with large windows and two skylights that flood the room in an abundance of natural light, allowing you to enjoy the outdoors within the comfort of your home
- Elegant sitting room accentuated by a large bay window and a traditional fireplace, inviting relaxation and entertaining
- A versatile ground floor bedroom and a shower room, suitable for multi-generational use, guest accommodation or if you require a home office
- Four bedrooms that vary in size and a family bathroom
- A private, well-established garden featuring several seating areas, a maintained lawn, planted borders, vegetable patches and a greenhouse, complemented by a large outbuilding



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Norwich, Norwich

Location

Eaton Street runs through the heart of the suburb of Eaton, lying just a couple of miles southwest of Norwich city centre. Its position offers residents the benefit of a quieter village-like setting while still being within easy reach of the shops, restaurants, and cultural attractions of the city. Locally, Eaton provides a range of everyday amenities including a small supermarket, post office, pharmacy, cafés, and traditional pubs. Families are well served by good local schools, both primary and secondary, with further educational opportunities close by at the University of East Anglia. Healthcare facilities include nearby GP practices and pharmacies, while the Norfolk and Norwich University Hospital is a short drive away. Transport connections are excellent: regular bus services link Eaton directly with the city centre and train station, and the nearby A11 offers straightforward road access to Cambridge, London, and the wider region. In addition, the area is enriched by green spaces such as Eaton Park and riverside walks along the Yare, making it a particularly attractive and well-connected place to live.



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Proudly positioned within one of Eaton's most sought-after addresses, this beautiful family home has been lovingly maintained and thoughtfully extended over the years, offering spacious and versatile living that can evolve with your lifestyle. With vendors already securing an onward purchase, the opportunity to make this residence your own is ready and waiting.

From the moment you step inside, the bright and airy entrance hall sets the tone – a welcoming introduction to a home designed for comfort and elegance. The sitting room, enriched by a grand bay window and a traditional fireplace, provides an inviting space for both quiet relaxation and social gatherings.

At the heart of the home lies the open-plan kitchen and dining room, where a charming brick-built fireplace and French doors create a natural flow between indoors and out. The farmhouse-style kitchen showcases a rustic charm, equipped with a range of wall and base units, an induction hob, an integrated oven, and ample space for modern appliances. A walk-in pantry further enhances the home's appeal, with ample space for all cooking essentials.



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Adjoining this space, the extended L-shaped garden room is a true highlight. With expansive windows and skylights that bathe the room in natural light, it offers a year-round connection to the outdoors – perfect for gathering with loved ones, hosting family occasions, or simply unwinding whilst enjoying the garden views.

Flexibility is key throughout this home, with a versatile ground-floor bedroom and shower room offering an ideal solution for multi-generational living, visiting guests, or those in need of a dedicated home office.

Upstairs, four well-proportioned bedrooms offer the utmost comfort and privacy, with one enjoying the added charm of a bay window. A modern family bathroom, complete with a three-piece suite, along with a vanity unit, a light-up mirror and a heated towel rail, caters perfectly to the entire household.

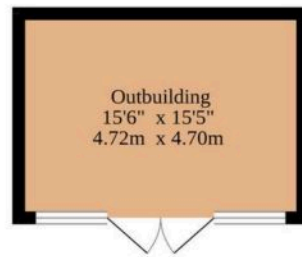
Outside, the private rear garden is equally as astonishing. Mature planting, a well-kept lawn, and thoughtfully designed seating areas invite you to enjoy the outdoors in every season. Vegetable patches and a greenhouse encourage a sustainable lifestyle, while a substantial outbuilding offers further scope for hobbies, storage, or a workshop. To the front, a generous shingled driveway ensures ample off-road parking for multiple vehicles.



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Ground Floor
1253 sq.ft. (116.4 sq.m.) approx.

1st Floor
547 sq.ft. (50.8 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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