



33 Eaton Street, Norwich

Norwich



Minors & Brady

Beyond the ordinary, tucked away from the bustle of the road, lies a home that effortlessly balances charm and practicality. Set back behind a tree-lined frontage, this four-bedroom residence offers a sense of privacy and calm. A private driveway provides ample parking for both residents and visitors, leading you to the welcoming entrance hall. The ground floor unfolds with three versatile reception rooms, including a bay-fronted dining area, a sitting room with a brick fireplace and a conservatory that floods the space with light. A generously sized fourth room adds flexibility, serving either as an additional reception space or bedroom. The rich wooden-style kitchen overlooks the garden and connects seamlessly to a utility room and WC. Upstairs, three bedrooms are complemented by a small study or reading nook and a contemporary four-piece bathroom. Outside, the substantial garden, courtyard, and lawned area framed by mature trees and hedging create a private setting, perfectly suited for family life.

- Attractive four-bedroom home set back from the road with a tree-lined frontage for added privacy
- Private driveway providing ample off-street parking for multiple vehicles
- Spacious entrance hall leading to a welcoming main hall
- Three versatile reception rooms, including a bay-fronted dining room, cosy sitting room with brick fireplace, and light-filled conservatory
- Generously sized fourth room/ground-floor bedroom with dual-aspect windows
- Rich wooden-style kitchen with ample storage, garden views, adjoining utility room, and WC
- Three well-proportioned bedrooms upstairs with a versatile study/reading nook
- Contemporary four-piece family bathroom.
- Large, enclosed garden with courtyard, steps leading to lawned area, mature trees, hedging, and shrubs





M&B

33 Eaton Street

Norwich, Norwich

The 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.



33 Eaton Street

Norwich

Eaton Street, Eaton

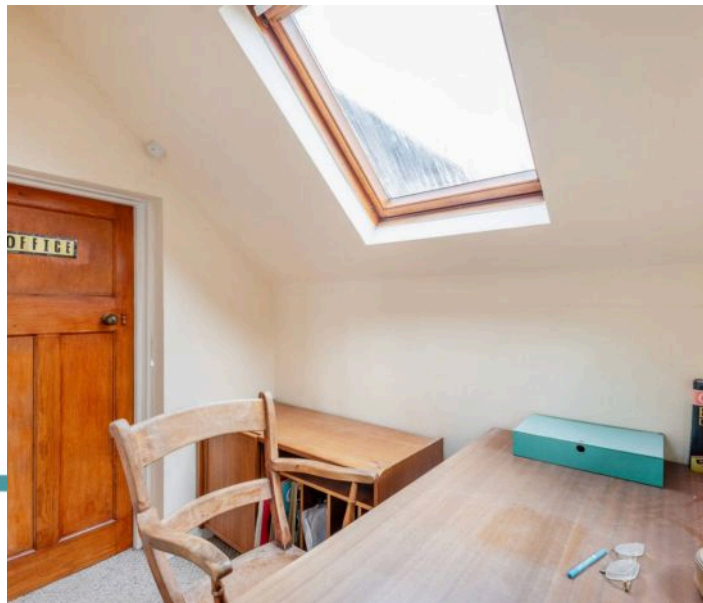
Placed in an attractive, set-back position from the road, this charming four-bedroom home benefits from a delightful frontage, complete with a tree that adds a touch of privacy and enhances its welcoming appeal.

The property is approached via a private driveway, offering ample parking for residents and visitors alike.

Upon entering, you are greeted by a spacious entrance hall that leads seamlessly into the main hall, setting the tone for the home's warm and inviting atmosphere. The property boasts a trio of reception rooms designed for both comfort and versatility.

The dining room features a charming bay window, filling the space with natural light, while the sitting room offers a cosy ambiance, highlighted by a classic brick fireplace and patio doors that open into a light-filled conservatory.

Completing the ground floor is a generously proportioned room that can function as a fourth bedroom or additional reception space, with dual-aspect windows enhancing its versatility.



33 Eaton Street

Norwich

The kitchen is a rich wooden-style space, offering ample storage and a pleasant view of the garden, complemented by an adjoining utility room and convenient ground-floor WC. Upstairs, three well-proportioned bedrooms are served by a versatile small room, perfect as a study or reading nook, and a contemporary four-piece bathroom.

Externally, the property enjoys a substantial garden, featuring a charming courtyard area with low-height brick walls. Steps lead to a large, well-maintained lawned area that backs onto mature trees, creating a private and tranquil setting. The garden is fully enclosed with mature hedging and shrubs, providing a sense of seclusion and a beautiful natural backdrop.

This property combines space, style, and functionality, making it an ideal family home in a peaceful yet convenient location.

Agents Note

Sold Freehold

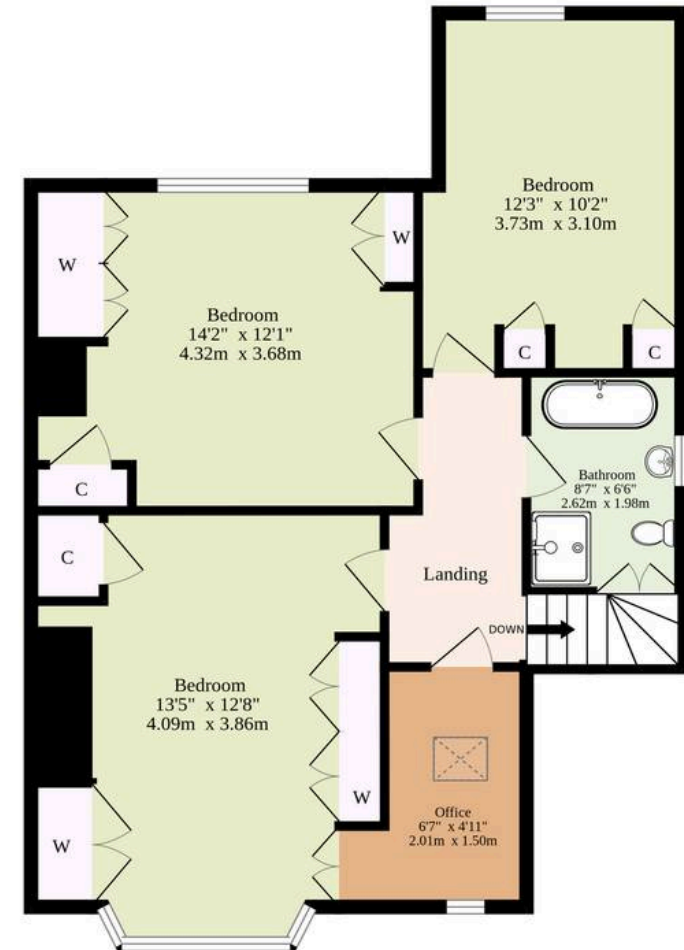


M&B

Ground Floor
894 sq.ft. (83.1 sq.m.) approx.



1st Floor
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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.

Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk