



81 Amderley Drive, Norwich

Norwich



Minors & Brady

81 Amderley Drive

Norwich

Packed with potential and offered chain-free, this spacious semi-detached home is ready for its next chapter. Requiring some modernisation throughout, the property provides a fantastic opportunity for buyers to create a home tailored to their own tastes and requirements. A bright dual-aspect kitchen and generous lounge with feature fireplace provide excellent living space, while three bedrooms offer flexibility for families, guests or home working. The enclosed rear garden combines lawn and patio areas, creating an enjoyable outdoor setting with plenty of room to personalise. Well-proportioned accommodation throughout makes this an appealing prospect for both owner-occupiers and investors. Offered with no onward chain, the property presents an excellent opportunity to add value in a convenient residential location.

- Offered for sale with no onward chain
- Three-bedroom semi-detached home with excellent potential
- Bright dual-aspect kitchen with ample space for appliances
- Generous dual-aspect lounge featuring a focal-point fireplace
- Three well-proportioned bedrooms offering flexible accommodation
- Family bathroom fitted with a practical walk-in shower
- Enclosed rear garden with lawn, patio and established planting
- Fantastic opportunity to modernise and add value
- Ideal for first-time buyers, investors or those seeking a project
- Convenient residential location close to local amenities, schools and transport links



M&B



M&B

81 Amderley Drive

The Location

Eaton is one of Norwich's most sought-after suburbs, combining a peaceful residential setting with excellent access to the city centre and surrounding road networks. Characterised by its attractive tree-lined streets, established homes and strong sense of community, the area continues to be a popular choice for families, professionals and retirees alike.

Residents benefit from a superb range of local amenities, including the highly regarded Eaton Primary School, a selection of independent shops and cafés, and a convenient Waitrose supermarket for everyday shopping needs. The popular Red Lion public house is also located nearby, offering a welcoming atmosphere for dining and socialising.

For those who enjoy an active lifestyle, Eaton Golf Club is situated within the suburb and provides an attractive course and clubhouse facilities in a picturesque setting. The area is also well served by nearby green spaces and walking routes, allowing residents to enjoy the outdoors while remaining close to the city.

Eaton enjoys excellent connectivity, with straightforward access onto the A47 southern bypass, providing convenient links across Norfolk and beyond. Norwich city centre is just a short drive away, offering an extensive range of shopping, dining, cultural attractions and entertainment venues, alongside Norwich Railway Station with its direct services to London and regional destinations.

The combination of excellent amenities, highly regarded schooling, recreational facilities and superb transport connections makes Eaton an enduringly desirable place to live, offering the perfect balance between suburban tranquillity and city convenience.



M&B

81 Amderley Drive

Norwich

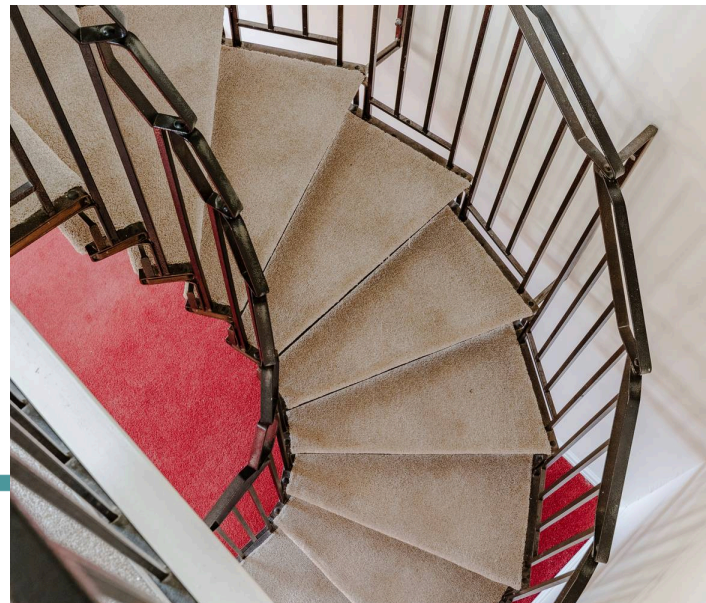
Amderley Drive, Norwich

Offered with **no onward chain**, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property they can update and tailor to their own tastes. With well-proportioned accommodation, an enclosed rear garden and a practical layout throughout, the property is ideally suited to first-time buyers, investors and those looking to create a long-term home.

The ground floor offers a bright dual-aspect kitchen, providing ample space for everyday cooking and dining while offering plenty of scope for future improvement. Its generous proportions create a highly functional space that could be transformed to suit a variety of modern lifestyles.

Positioned to the rear of the property, the spacious dual-aspect lounge enjoys excellent natural light and serves as the main living area of the home. A feature fireplace creates a natural focal point, while the room offers ample space for both relaxing and entertaining. A distinctive spiral staircase rises to the first floor, adding character and making efficient use of the available space.

Upstairs, the property offers three bedrooms, providing flexible accommodation for families, guests or those requiring a dedicated home office. The bedrooms are served by a family bathroom fitted with a walk-in shower, creating a practical arrangement for everyday living.



M&B

81 Amderley Drive

Norwich

Outside, the front garden is attractively laid to shingle with established shrubs creating an inviting approach to the property. The property also benefits from off-road parking, providing valuable convenience for residents. To the rear, the enclosed garden offers a combination of lawn and patio areas, providing space for outdoor seating, gardening and family enjoyment. Mature planting helps create an established feel, while gated access adds further practicality.

While the property would benefit from updating throughout, it represents a genuine blank canvas with considerable potential. Buyers have the opportunity to modernise and personalise the accommodation to their own specification, creating a home that perfectly reflects their individual style and requirements.

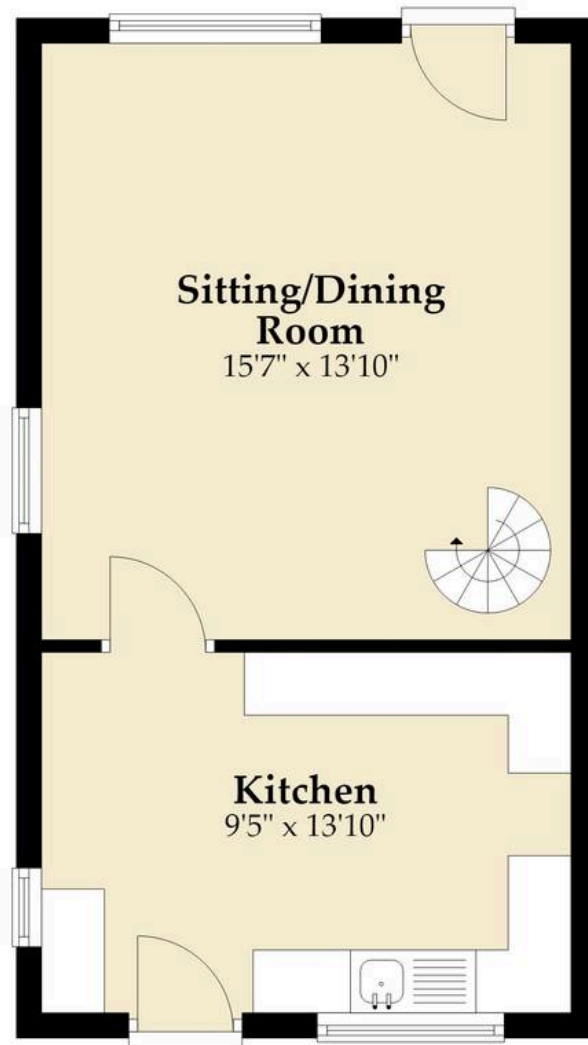
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



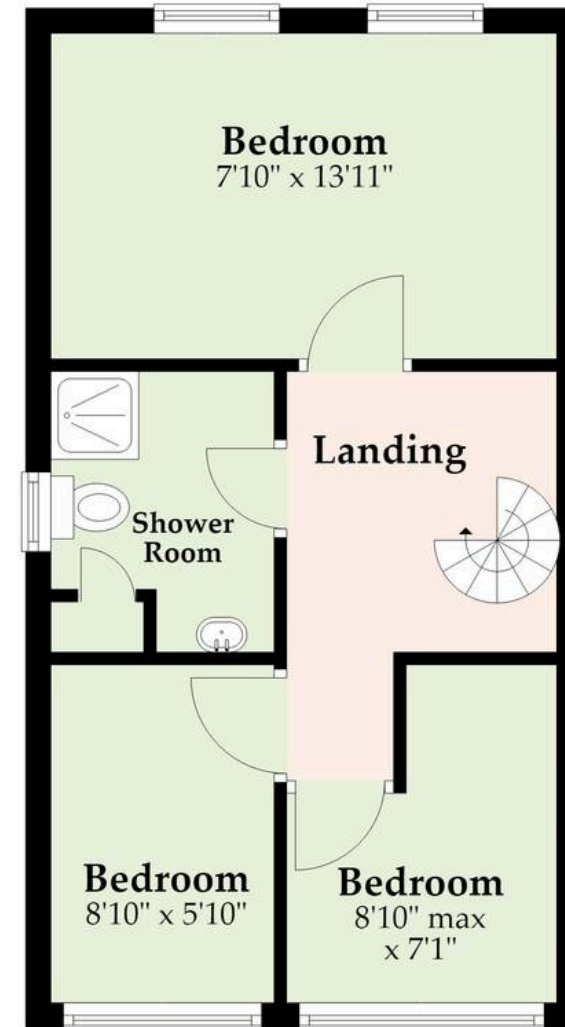
Ground Floor

Approx. 350.3 sq. feet



First Floor

Approx. 341.9 sq. feet



Total area: approx. 692.2 sq. feet

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.

Plan produced using PlanUp.

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



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | 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
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk