



3 Chalfont Walk, Norwich

Norwich



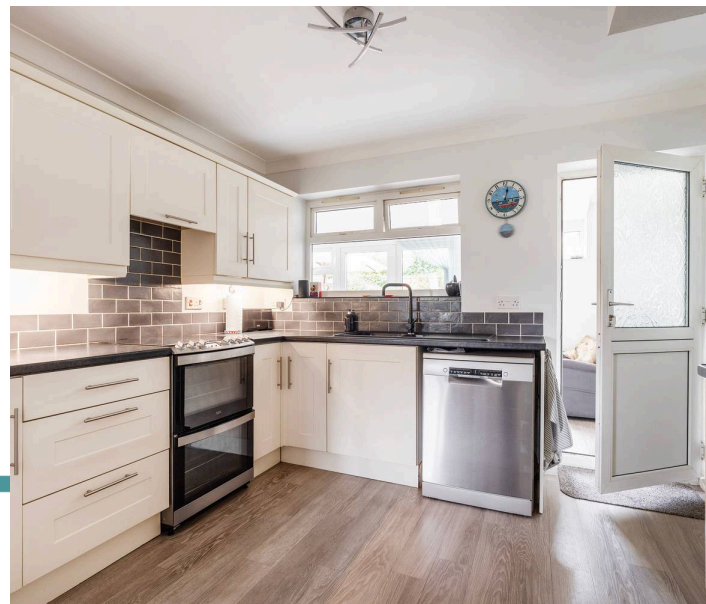
Guide Price
Minors & Brady

3 Chalfont Walk

Norwich

A well-presented and extended three-bedroom home offering versatile living in a quiet and well-connected setting. Located within a peaceful pedestrian cul-de-sac, the property combines a sense of privacy with excellent access to local amenities and green spaces. The ground floor has been thoughtfully enhanced with a rear extension, creating a garden room and a convenient shower/wet room for added flexibility. A spacious sitting/dining room sits at the heart of the home, complemented by a practical kitchen and easy access to the garden. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, providing comfortable accommodation for a range of buyers. Outside, an enclosed low-maintenance garden, along with a garage and private driveway, completes this well-balanced and appealing home.

- Well-presented three-bedroom semi-detached home
- Quiet pedestrian cul-de-sac setting in a popular location
- Extended ground floor providing additional versatile living space
- Spacious sitting/dining room with feature fireplace
- Bright garden room with direct access to the rear garden
- Ground floor shower/wet room adding practicality and flexibility
- Three well-proportioned bedrooms to the first floor
- Enclosed, low-maintenance rear garden with patio seating areas
- Brick-built garage with power and lighting
- Private driveway parking with convenient access





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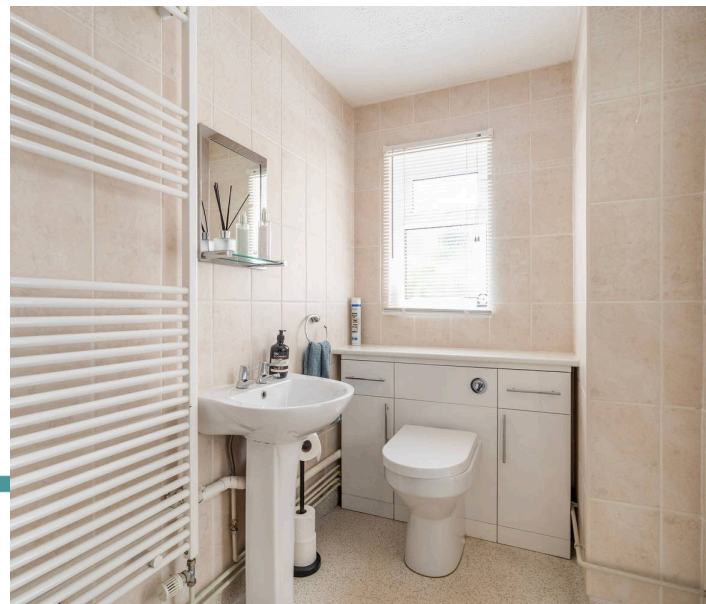
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The Location

Situated in a quiet residential setting within the Eaton area of Norwich, this location lies approximately 2–3 miles southwest of the city centre, offering a peaceful suburban environment while remaining well-connected. Residents benefit from local amenities nearby, as well as the vibrant Unthank Road corridor, which hosts independent cafés, boutique shops, delis, and essential services, making day-to-day errands convenient without needing to travel into the city centre. Larger supermarkets are also within easy reach for weekly shopping.

Families have several schooling options close by, including Eaton Primary School, Colman Junior School, and secondary schools such as City Academy Norwich and City of Norwich School. Outdoor space is plentiful, with Eaton Park just a short walk away, offering wide lawns, sports facilities, a boating lake, and walking paths, while Eaton Common provides additional green space. The University of East Anglia (UEA) is also easily accessible, making the location well-suited for both students and staff.

Transport links are strong, with frequent bus services connecting to the city and surrounding areas, Norwich Railway Station approximately 4 km away, and Norwich International Airport reachable within a 20-minute drive.



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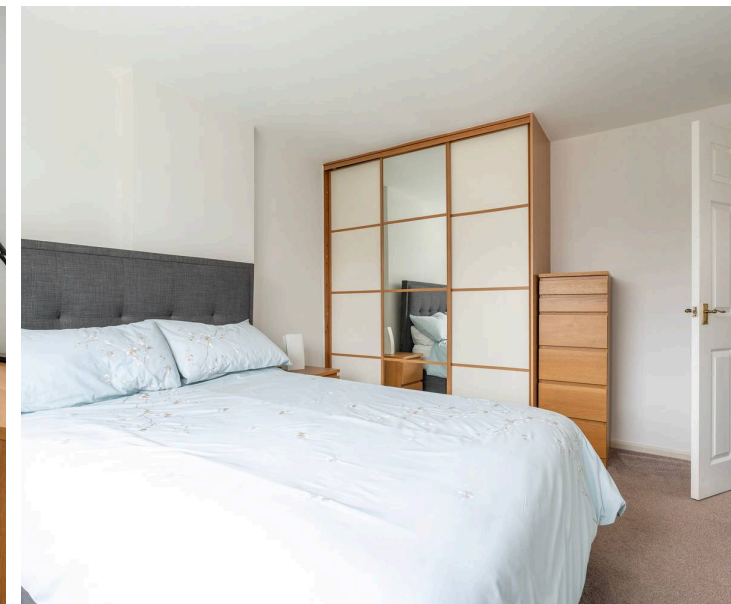
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Chalfont Walk, Norwich

Located within a quiet pedestrian cul-de-sac in a popular residential area, this well-presented three-bedroom semi-detached home offers a balance of practicality, comfort and convenient access to local amenities. Positioned within easy reach of Eaton Park and well connected to the city centre, the property is ideally suited to a range of buyers, including families and those seeking a peaceful yet accessible location.

The home has been thoughtfully extended to the rear, creating additional ground floor living space that enhances both flexibility and everyday practicality. A welcoming entrance hall provides a spacious introduction, leading through to the main living areas. The sitting/dining room is generously proportioned, offering a comfortable space for both relaxation and entertaining, with a feature fireplace forming a central focal point.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for appliances, creating a functional and adaptable environment. Beyond this, the rear extension forms a versatile garden room, providing an additional reception space overlooking the garden. With direct access outside, this area is well suited to dining, seating, or a more informal lifestyle arrangement.



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The inclusion of a ground floor shower/wet room further enhances the practicality of the layout, offering flexibility for guests or those requiring single-level living options.

Upstairs, three bedrooms are arranged around a central landing. Two of the rooms provide comfortable double accommodation, while the third offers additional flexibility as a bedroom, study or dressing room. These are served by a well-appointed family bathroom.

Externally, the property benefits from a mature front garden, set back from the walkway, creating a pleasant approach. The enclosed rear garden has been designed with low maintenance in mind, featuring patio areas ideal for outdoor seating and entertaining, alongside raised planting beds that add character and colour to the space.

To the rear, a brick-built garage provides useful storage or parking, complete with power and lighting. A private driveway offers additional off-road parking, enhancing the overall practicality of the home.

With its extended layout, versatile living space and sought-after location, this home presents an excellent opportunity for those looking to enjoy comfortable living within a well-connected and established area.

Agents Note

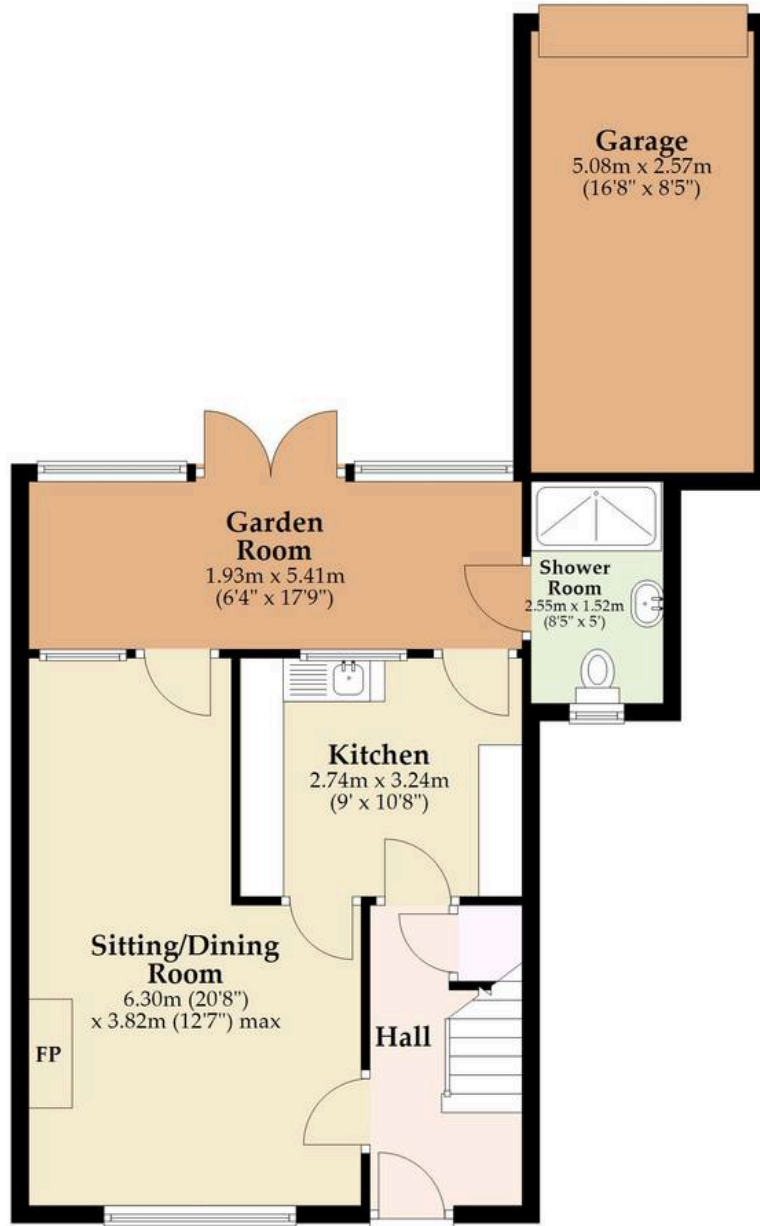
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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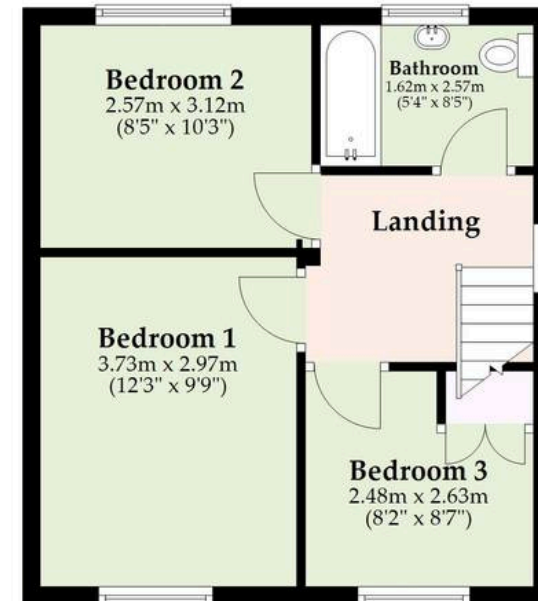
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

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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.

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Meet *Nagilla*
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Meet *Tristan*
Senior Property Lister

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