



48 Lindford Drive, Norwich  
Minors & Brady





# 48 Lindford Drive

## Norwich

Bright, versatile and superbly positioned, this attractive Eaton home offers far more than first meets the eye. Located within one of Norwich's most sought-after suburbs, the property enjoys spacious and flexible accommodation perfectly suited to modern family life. A generous lounge/diner and stylish contemporary kitchen create excellent spaces for both everyday living and entertaining. The additional reception room and ground-floor wet room provide valuable versatility, whether for home working, guests or multi-generational living. Upstairs, three well-proportioned bedrooms are complemented by useful loft storage, with the benefit of two separate loft spaces. Outside, a private south-facing garden completes the package, offering a wonderful setting to relax and enjoy the sunshine throughout the day.

- Highly sought-after Eaton location close to the UEA and NNUH
- Bright and spacious accommodation throughout
- Generous lounge/dining room extending the length of the property
- Modern fitted kitchen with contemporary units and appliances
- Flexible additional reception room ideal for a home office, playroom or guest bedroom
- Ground-floor wet room offering added convenience and versatility
- Three well-proportioned first-floor bedrooms
- Two separate loft spaces providing excellent storage potential
- Private south-facing rear garden with patio and lawn
- Off-road parking and easy access to local amenities, schools and Norwich city centre









# 48 Lindford Drive

## The Location

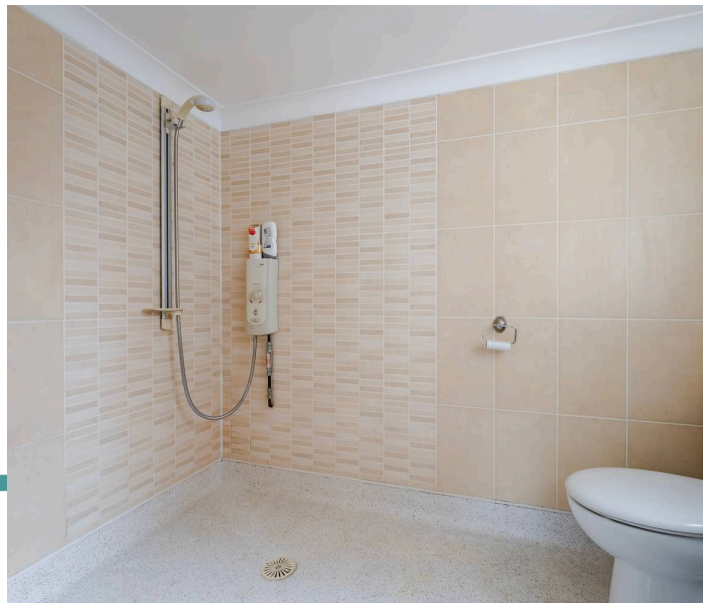
Eaton is one of Norwich's most sought-after suburbs, combining a peaceful residential setting with excellent access to the city centre and surrounding road networks. Characterised by its attractive tree-lined streets, established homes and strong sense of community, the area continues to be a popular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







## 48 Lindford Drive

Norwich

### Lindford Drive, Norwich

Tucked away within the ever-popular village of Eaton, this bright and well-proportioned three-bedroom home offers flexible accommodation, modern interiors and a south-facing garden, making it an excellent choice for families, professionals and those seeking versatile living space.

A practical porch leads into a welcoming entrance hall, setting the tone for the light and airy accommodation found throughout the property. The spacious lounge/dining room provides an excellent everyday living and entertaining space, with generous proportions allowing plenty of room for both comfortable seating and formal dining. Large windows invite an abundance of natural light into the room, creating a warm and inviting atmosphere.

The kitchen has been thoughtfully updated to provide a stylish and functional space, featuring contemporary cabinetry, ample worktop space and a range of modern appliances. Designed with both practicality and aesthetics in mind, it offers an ideal setting for daily family life and home cooking.

Adding to the property's appeal is a highly versatile additional reception room, which could serve a variety of purposes depending on individual requirements. Whether utilised as a family room, playroom, home office, guest bedroom or hobby space, it provides valuable flexibility rarely found in similar homes.



M&B





## 48 Lindford Drive

### Norwich

A conveniently positioned wet room further enhances the accommodation and offers excellent potential for those seeking multi-generational living arrangements or additional ground-floor facilities.

The first floor continues to impress with three well-sized bedrooms. The principal and second bedrooms are both comfortable doubles, while the third bedroom is perfectly suited as a nursery, child's room, study or home office. A family bathroom completes the upstairs accommodation.

A particularly useful feature of the property is the presence of two loft spaces, providing excellent additional storage and helping to maximise practicality for growing households.

Outside, the south-facing rear garden enjoys sunshine throughout much of the day and provides a wonderful outdoor retreat. Enclosed for privacy, the garden features a patio area ideal for outdoor dining and entertaining, alongside a lawned section offering space for children to play, gardening enthusiasts to enjoy, or simply to relax and unwind. To the front, parking adds further everyday convenience.

#### Agent's Note

This property is offered freehold and benefits from connections to mains water, electricity, gas, and drainage.

Please note: The original garage has been converted into additional living accommodation. Prospective purchasers should satisfy themselves that any necessary consents, approvals and building regulation requirements relating to the conversion have been obtained.

M&B



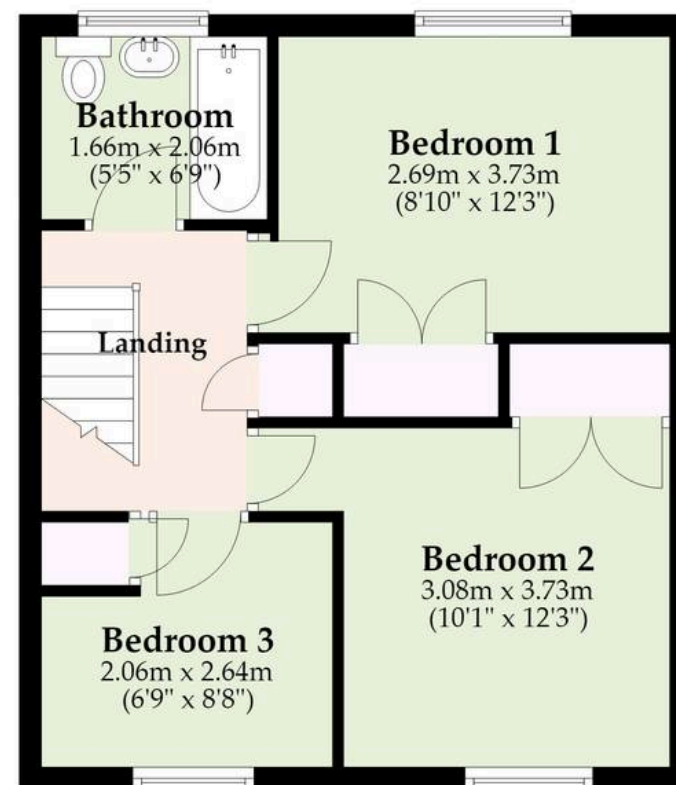
## Ground Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 91.6 sq. metres (985.5 sq. feet)

**M&B**

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 *Nicola*  
Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

Minors & Brady  
*Your home, our market*

 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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](mailto:enquiries@norfolk-mortgages.co.uk)**