

Earlham Road
Norwich, NR4 7HN

Guide Price £550,000

claxtonbird
residential

Earlham Road, Norwich, NR4 7HN

*** Guide Price £525,000 - £550,000 *** ClaxtonBird are delighted to offer this charming 1920s detached house, providing spacious accommodation throughout, making it an ideal family home. As you enter the ground floor, you are greeted by two beautifully appointed reception rooms, a kitchen/breakfast room, a convenient side porch, and shower room. Ascending to the first floor, you'll discover three generous bedrooms along with a family bathroom suite, all positioned off the landing. Step outside to discover a delightful rear garden, which features a unique, whimsical summerhouse complete with a chimney, offering the potential for a cosy log burner. Additionally, the gated driveway to the front of the property provides secure parking for several vehicles, adding to the convenience of this lovely home. Location is a notable feature of this property, having excellent transport links and being within close proximity to the University and Hospital.

Entrance Hall
Entrance door, stairs to first floor, under-stairs storage area, pamment tiled floor and radiator.



Sitting Room 16'1 x 11'5 (4.90m x 3.48m)
Bright and spacious reception room with large double glazed bay window to front aspect, feature cast iron wood burner with bressummer beam and pamment tiled hearth, display shelving and storage to chimney recesses, coving, stripped wooden floor and radiator.

Shower Room
White suite comprising corner shower cubicle, corner wash hand basin, WC, tiled floor and radiator and double glazed window to side aspect.

Kitchen / Breakfast Room 16'10 x 11'5 (5.13m x 3.48m)
Fitted kitchen comprising a range of matching base and eye level units with timber block work surfaces over, inset one and half bowl sink unit with mixer tap, built in double electric oven with inset electric hob, built in fridge freezer, door to side porch and glazed French doors to dining room.

Side Porch
Plumbing for washing machine, and doors to front and rear.

Dining Room 15'3 x 15'3 (4.65m x 4.65m)
Spacious reception room with double glazed window and French doors opening out to the garden, wooden floors and radiator.



First Floor Landing
Velux window and radiator.

Bedroom 16'3 x 14'5 (4.95m x 4.39m)
Double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 12'5 x 10'3 (3.78m x 3.12m)
Double glazed window to side aspect, two double glazed Velux windows and radiator.

Bedroom 15'2 x 8'7 (4.62m x 2.62m)
Double glazed window to rear aspect and radiator.



Bathroom
White suite comprising large bath with mixer tap and shower over, wash hand basin set in vanity unit with mixer tap, WC, heated towel rail, radiator and double glazed window to rear aspect.

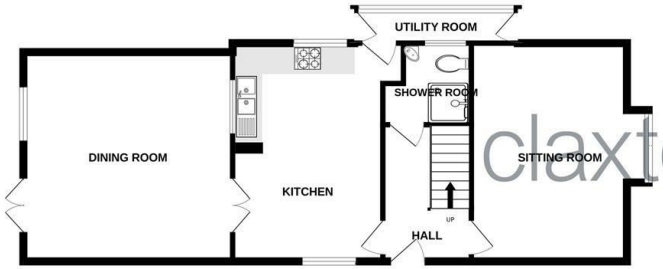
Front Garden
Laid predominately shingle with plant and shrub borders, and gated driveway parking for several vehicles.

Rear Garden
Patio extending to lawned gardens with pathway leading to a pergola, trees, plants and shrubs, vegetable beds and summerhouse.

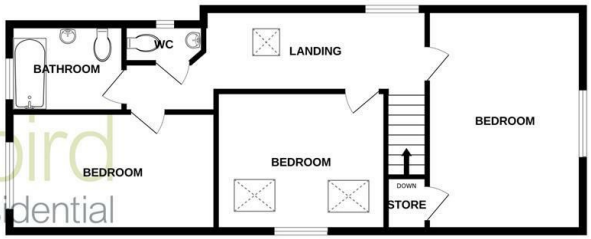
Summer House
This building has a chimney offering potential for a log burner.

Agents Note
Council Tax Band C

GROUND FLOOR

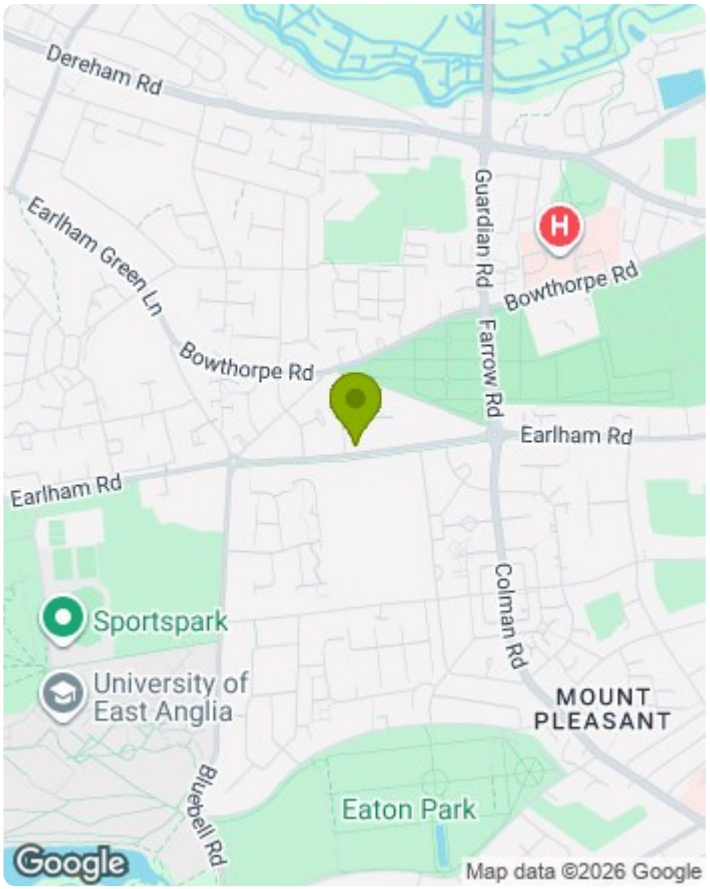


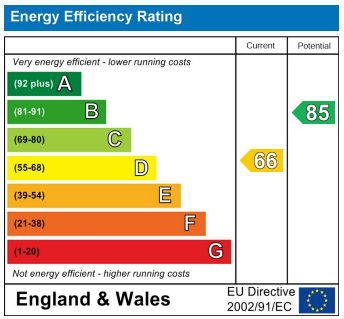
1ST FLOOR

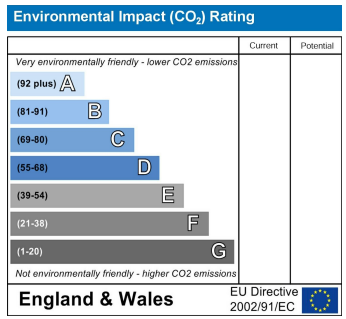


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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