

Earlham Road
Norwich, NR2 3RH

Guide Price £475,000 - £500,000

claxtonbird
residential

Earlham Road, Norwich, NR2 3RH

*** Guide Price £450,000 - £475,000 *** ClaxtonBird are pleased to present this three-bedroom detached house located in the highly sought-after NR2 postcode. The internal accommodation features a bright and spacious interior, including two generous reception rooms, a practical kitchen, and a cloakroom on the ground floor. On the first floor, you'll find three well-sized bedrooms, all conveniently accessed from the landing, along with a family bathroom and a separate cloakroom. While the layout is thoughtfully designed for family living, there is also an opportunity for some modernisation, allowing new owners to add their personal touch and make the space their own. Outside, the property is set within a large plot, providing off-street parking, a single garage and a fantastic landscaped garden. Offered for sale with no onward chain

Entrance Hall
Obsecured glazed entrance door, windows to side aspect, coving, stairs to first floor, understairs storage cupboard and radiator.

Sitting Room 15'9 x 11'0 (4.80m x 3.35m)
Double glazed bay fronted window to front aspect, double glazed window to side aspect, coal-effect gas fireplace with stone hearth and surround, coving and radiator.

Dining Room 15'9 x 11'5 (4.80m x 3.48m)
Double glazed window to side aspect, wall-mounted gas fire, coving, parquet flooring, radiator, and double glazed French doors leading out to the garden.

Kitchen 11'1 x 8'10 (3.38m x 2.69m)
Fitted kitchen comprising a range of base and eye level units with work surfaces over, inset single drainer sink unit, electric cooker point with extractor fan over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, coving, laminate flooring and double glazed window and door to side aspect.

Cloakroom
Low-level WC, wash hand basin and double glazed window to side aspect.

First Floor Landing
Double glazed window to side aspect, loft access and radiator.

Bedroom 15'9 x 12'6 (4.80m x 3.81m)
Double glazed window to front aspect and radiator.

Bedroom 15'9 x 11'5 (4.80m x 3.48m)
Double glazed window to rear aspect and radiator.

Bedroom 9'0 x 7'3 (2.74m x 2.21m)
Double glazed window to side aspect and radiator.

Cloakroom
Low-level WC, laminate flooring and double glazed window to side aspect.

Shower Room
Modern fitted suite comprising large walk-in shower with sliding door, pedestal hand wash basin, part tiled walls, laminate flooring, built-in airing cupboard housing the gas central heating boiler, extractor fan, radiator and double glazed window to side aspect.

Front Garden
Set on a large plot offering driveway parking and single garage.

Rear Garden
Delightful landscaped rear garden laid predominantly to lawn with a patio seating area, a range of mature flowers and shrubs and flowerbed borders along with side gate access. To the front are further raised flowerbed borders, and side access.

Agents Note
Council Tax Band D

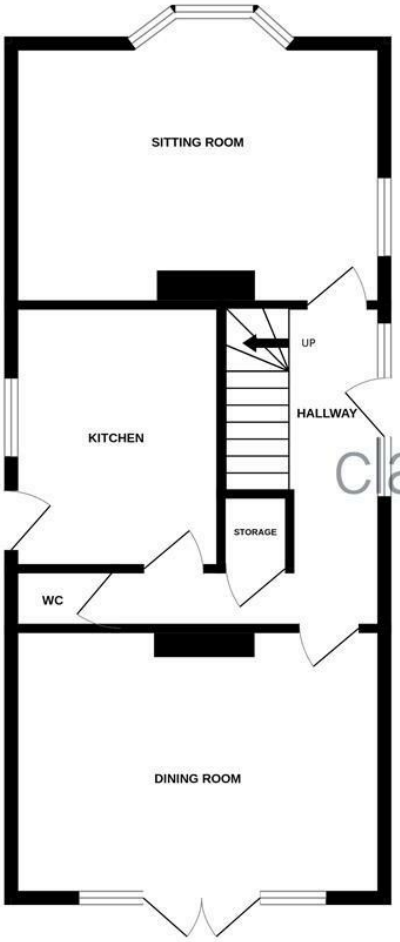
Please note that it is unlikely that modern vehicles will be able to fit down the side of the house to reach the garage.



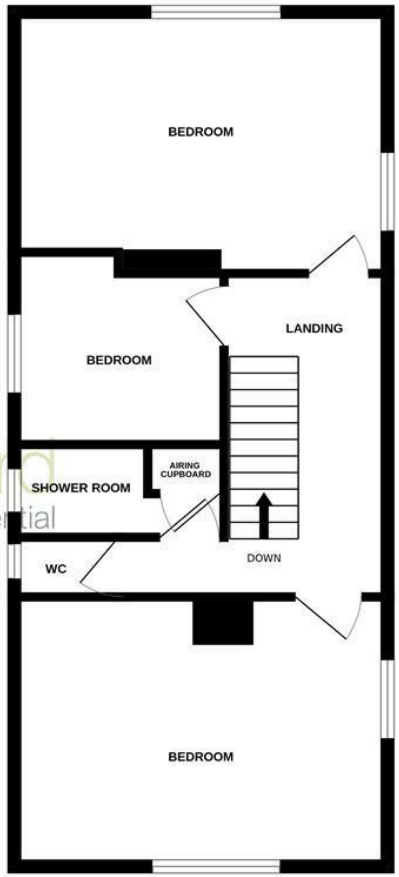




GROUND FLOOR

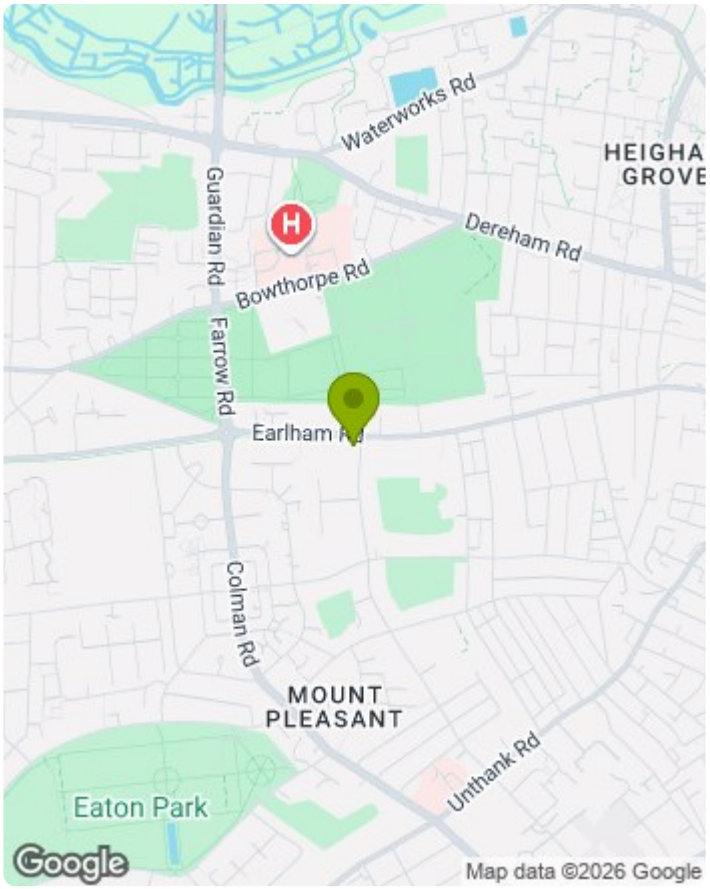


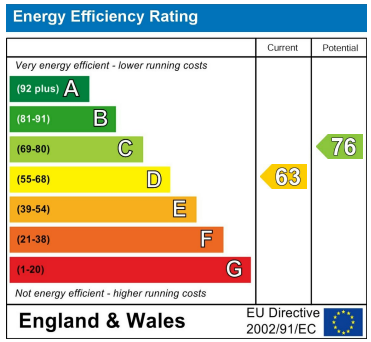
1ST FLOOR



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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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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