

442 Earlham Road
Norwich
NR4 7HL



ATTIK
CITY | COUNTRY | COAST

442 Earlham Road

Guide Price £325,000

THIS GOLDEN TRIANGLE 3-4 BED HOUSE...

Whilst Earlham Road is a busy main road, with number 442 close to the ring road roundabout, the property is set back, with a small front garden with mature planting providing screening, and road noise barely audible inside. The wide, tree-lined pavement provides parking for at least two cars with additional parking for at least two further cars in the driveway.

Inside, a central hall leads to a downstairs shower room, and a large, dual aspect living room with fireplace, picture rails and double doors to the garden. There is also a dining room off the hall with a large, square bay window to the front, a smaller window to the side and a gorgeous, tiled fireplace. Given the size of the living room and the additional space in the conservatory, the current owners have been able to use the dining room as a fourth bedroom. A separate kitchen makes good use of the space, with units, integrated oven and hob and space for a fridge/freezer. Through the kitchen is a brick-built conservatory extension, set up to house the washing machine and tumble dryer, and with a useful cupboard backing onto the downstairs shower room. A door from here leads into the rear garden.

Upstairs and straight ahead (above the living room) is the largest bedroom with a blocked off fireplace and windows to the front and rear. Bedroom two is also dual aspect with its own blocked off fireplace and another good-sized room. Bedroom three to the rear is the smallest but could fit a double bed. The family bathroom is a good size, with a bath and shower over, and a window to the side.

The rear garden is a good size but manageable, with mature trees and shrubs all around, a patio outside the living room and pedestrian access to the very large (over 13m²) single garage. With power and lighting already in situ, there's clearly potential to use this for additional storage (as the current vendors are doing), or to convert into a home office or games room.

442 Earlham Road is in a great location, redecorated throughout, with original features, off-road parking, the potential to repurpose the garage and gardens front and rear.

AGENTS NOTES...

A pre-recorded walkaround tour is available for this property.

Council Tax Band: C

Local Authority
Norwich City

Council Tax Band C

EPC Rating D

