



**Earlham Road**  
**Norwich, Norfolk NR2 3DB**  
**O.I.R.O £500,000**

**claxtonbird**  
residential

## Earlham Road, Norwich, Norfolk NR2 3DB

ClaxtonBird are delighted to offer for sale this superbly presented 1930's extended semi detached house, situated in a prominent position within the popular Golden Triangle area of Norwich. The current owners have extended and greatly improved the property throughout to provide stylish and contemporary accommodation, including a welcoming entrance hall, relaxing sitting room with wood burner and open plan kitchen / dining room / family room with bi-folding doors opening out to the South facing garden. On the first floor, there are three bedrooms off landing and a well appointed four piece bathroom suite. The property benefits from gas central heating, double glazing and a single garage situated within walking distance. Properties of this quality are rarely available and early viewing is highly recommended

### Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard and radiator.

### Cloakroom

White suite comprising WC, wash hand basin, chrome towel rail and double glazed window to side aspect.

### Sitting Room 15'5 x 11'0 (4.70m x 3.35m)

Bright and spacious reception room with double glazed window to front aspect, cast iron wood burner, original wooden floor and radiator. Door to:

### Kitchen / Dining Room / Family Room 20'7 x 20'2 (6.27m x 6.15m )

Fitted kitchen comprising a range of matching base and eye level units with solid timber surfaces over, inset one and a half bowl single drainer stainless steel sink unit, space for free standing Range cooker, plumbing for washing machine and dishwasher, space for American style fridge freezer, central island with solid timber work surface/ breakfast bar, two upright radiators, two skylights and bi folding doors opening out to the garden.

### First Floor Landing

Built in eaves storage cupboard and doors to all first floor rooms.

### Bedroom 15'4 x 10'10 (4.67m x 3.30m)

Double glazed window to front aspect, free standing wardrobes and radiator,

### Bedroom 12'1 x 10'10 (3.68m x 3.30m)

Double glazed window to rear aspect and radiator.

### Bedroom 9'4 x 6'3 (2.84m x 1.91m)

Double glazed window to rear aspect and radiator.

### Bathroom

Well appointed four piece suite comprising bath with mixer tap, separate shower cubicle, pedestal wash hand basin, WC, radiator and double glazed window to side aspect.

### Front Garden

Lawned gardens enclosed by fencing with gated pathway leading to the entrance door and side access gate leading to the rear of the property.

### Rear Garden

Enclosed South facing rear garden with sun terrace adjacent to the bi-folding doors and steps leading to two lawned areas with plant and shrub borders.

### Garage

Single timber garage located nearby.

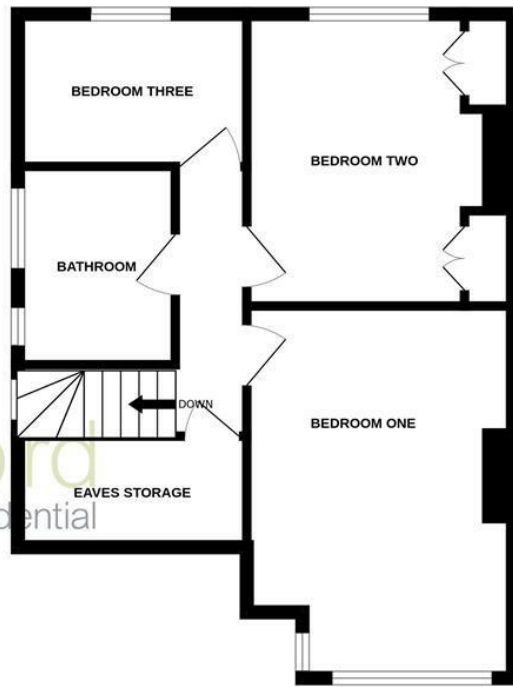
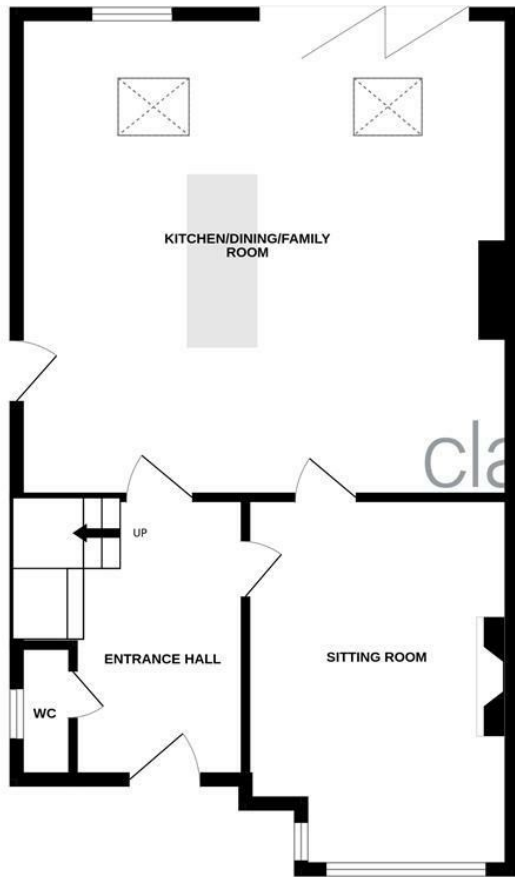
### Agents Note

Council Tax Band C

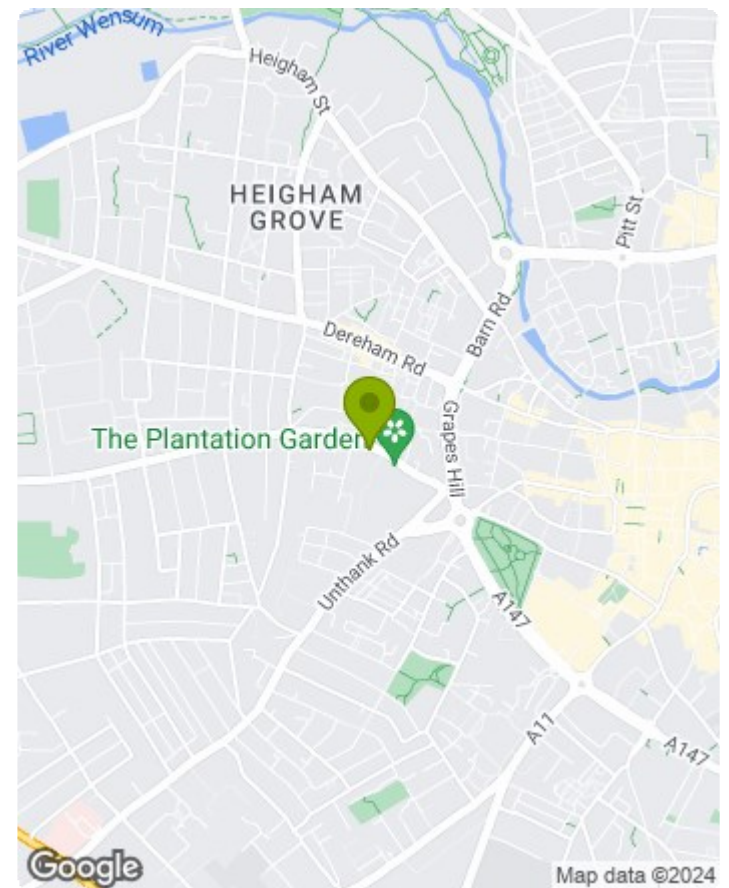


GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 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.
- 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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