



**Earlham Road**  
**Norwich, NR2 3RW**  
**Guide Price £750,000 - £800,000**

**claxtonbird**  
residential



## Earlham Road, Norwich, NR2 3RW

\*\*\* Guide Price £750,000 - £800,000 \*\*\* ClaxtonBird are delighted to offer this substantial hall entrance bay fronted end terrace situated in the sought after Golden Triangle area of Norwich. The property boasts the unique features of a large rear garden and a driveway for numerous cars. The house retains an impressive host of original features, high ceilings, wood burner and Victorian fireplaces. A large entrance hall leads to the bay fronted sitting room with open fireplace, dining room with French door to garden, cloakroom W.C and the 7.64m kitchen breakfast room with double doors to the garden. The first floor has all bedroom and family bathroom off landing, the master bedroom has an en-suite shower room. Outside there is a large rear garden mainly laid to lawn split in three section all with a wide variety of flower, shrub and tree borders and insets, patio area and shingle driveway parking to the side of the house.

### Entrance Porch

Upvc double glazed entrance doors and tiled floor.

### Entrance Hall

Feature stained glass entrance door, original corbel, cornice, picture rail, dado rail, under stairs storage cupboard housing the central heating boiler, stairs to first floor and radiator.

### Sitting Room 17'5" max into bay x 13'8" (5.32m max into bay x 4.18m )

Large bay window to front aspect with feature stained glass, cast iron Victorian fireplace with tiled inset and wood surround, ceiling rose, cornice, picture rail, engineered oak floor and radiator.

### Dining Room 13'11" max x 12'7" (4.26m max x 3.84)

Upvc double glazed French door to garden and windows to either side, ceiling rose, cornice, picture rail, feature wood burner inset to chimney with wood surround, engineered wood floor and radiator.

### Cloakroom W.C

Low level W.C, wash hand basin, tiled floor and upvc window to side aspect.

### Kitchen / Breakfast Room 25'1" x 10'9" max (7.65m x 3.29m max)

Kitchen area is fitted with a range of wall and base shaker style units with solid wood worktop over, ceramic sink drainer with mixer tap, built in oven, hob and extractor hood, integrated dishwasher and fridge freezer, space for washing

machine, tiled splash backs and spot lights. The breakfast/dining area has ample space for table and chairs and French doors leading to the rear garden and fitted storage cupboard. The room has tiled floor and two upvc double glazed windows to the side aspect.

### First Floor Landing

Stairs from entrance hall, loft access, walk in storage cupboard, radiator and doors to all rooms.

### Bedroom 14'8" max x 13'10" max (4.48m max x 4.24m max)

Upvc double glazed window over looking the garden, picture rail and radiator.

### En-Suite Shower Room

Double shower cubicle, wash hand basin, low level W.C, part tile walls, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

### Bedroom 17'7" max into bay x 13'10" (5.36m max into bay x 4.22m)

Large bay window to front aspect, picture rail, cornice, feature cast iron Victorian fireplace with tiled inset and hearth and radiator.

### Bedroom 11'10" max x 10'11" max (3.62m max x 3.34m max)

Upvc double glazed window over looking garden, feature fireplace and radiator.

### Bedroom 10'4" max x 6'7" (3.17m max x 2.01m)

Window to front aspect and radiator.

### Family Bathroom

Three piece suite comprising panel bath with shower over and shower screen, wash hand basin, low level W.C, part tiled walls extractor fan, towel rail radiator and upvc double glazed window to side aspect.

### Front Garden

Walled garden with pathway to entrance doors with shrub borders.

### Driveway

There is a shingle driveway which offers parking for numerous cars to the side of the property and gives external access to the rear garden.

### Rear Garden

The garden is in three sections with a patio area with ample space for table and chairs leading from the house with steps up to a lawned garden with a wide variety of flower, shrub and tree borders and insets and a timber store shed. There is further garden to the side which is laid to lawn again with flowers and shrubs. This section of the garden is fenced next to the driveway and could be made in to additional parking or subject to planning permission could make space for a garage. The rear section of the garden is laid to lawn and has a variety of fruit trees, inset fruit and vegetable beds as well as hedges and shrubs. The garden back on to further green space giving a unique sense of country living in this popular central Norwich location.

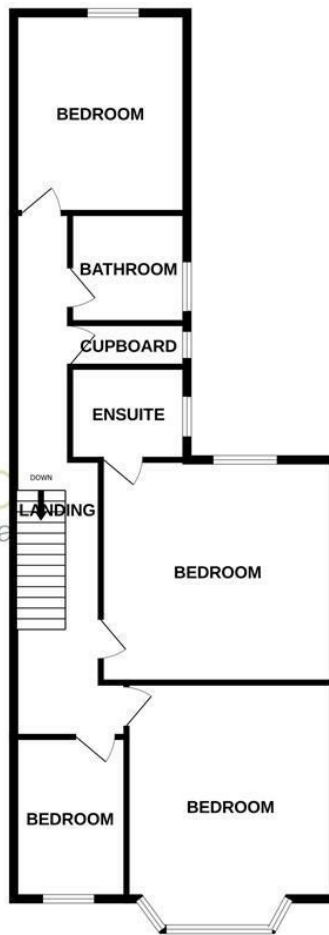
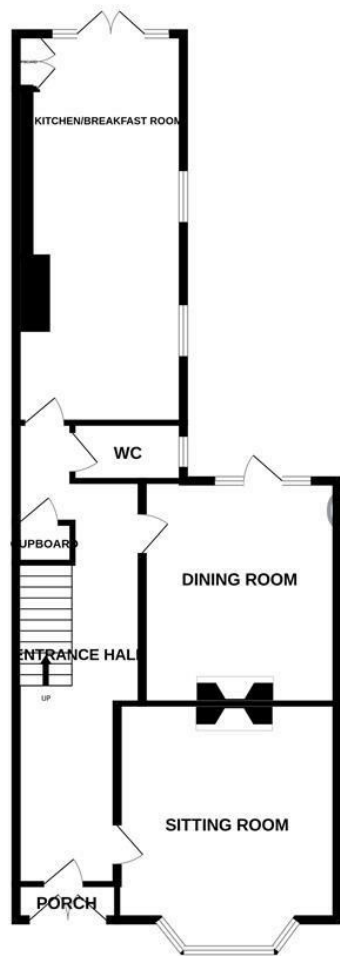
### Agents Note

Council Tax - D



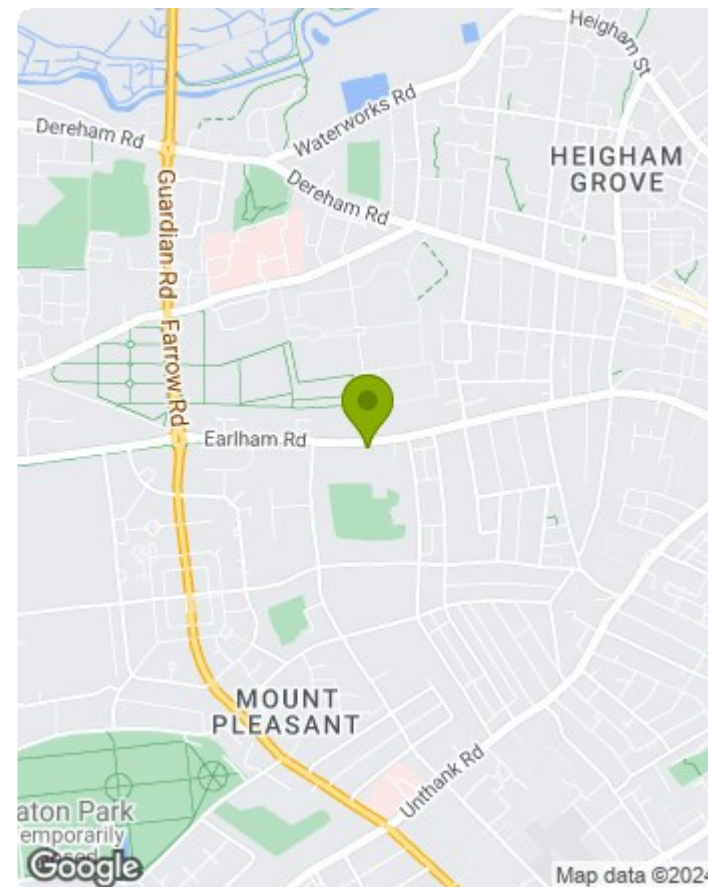
GROUND FLOOR

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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	79
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	

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