



Earlham Road  
Norwich, NR2 3RG  
**Offers in the region of £825,000**

claxtonbird  
residential



## Earlham Road, Norwich, NR2 3RG

ClaxtonBird are delighted to offer this handsome period semi detached house, nestled in a prestigious location within close proximity to the City Centre of Norwich. Occupying an elevated position with a striking bay frontage, this home benefits from an abundance of natural light throughout. Inside, the accommodation is arranged over three storeys, featuring two reception rooms, kitchen / breakfast room and shower room / utility to the ground floor. On the first floor, there are three bedrooms, bathroom, cloakroom and study off landing. Additionally, there is a staircase leading to the second floor landing which provides access to three further bedrooms. The exterior is equally impressive, with lawned gardens extending to circa 100ft (stms), offering a delightful outdoor space for all ages to enjoy. Situated within easy access to a range of local amenities, transport links and schools, this property is an ideal choice for families looking for a spacious home set within a vibrant community.

### Entrance Hall

Light and spacious entrance hall with entrance door, stairs to first floor, period features including coving, ceiling rose and stripped wooden floor, and radiator.

### Sitting Room 13'7 x 14'6 + bay (4.14m x 4.42m + bay)

Replacement double glazed sash bay window to front aspect, fully restored fireplace with decorative tiled inserts and marble hearth, further period features including picture rail, cornicing, ceiling rose and stripped wooden floor, and radiator.

### Dining Room 14'9 x 12'1 (4.50m x 3.68m)

Replacement double glazed sash window to side aspect, original cast iron fireplace with decorative tiled insert and hearth, picture rail, cornicing, ceiling rose, radiator and original French doors opening out to the garden.

### Kitchen / Breakfast Room 19'4 x 10'10 (5.89m x 3.30m)

### Kitchen Area

Fitted kitchen comprising a range of matching base and eye level units with granite work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and inset gas hob, built in dishwasher, tiled floor, radiator and double glazed window to side aspect.

### Breakfast Area

Replacement sash double glazed

window to side aspect, original Victorian fireplace with cast iron grate and hearth, stripped wooden floor, radiator and door to walk-in pantry.

### Shower Room / Utility

Suite comprising shower cubicle, wash hand basin, WC, plumbing for washing machine, radiator and double glazed window to side aspect.

### Boiler Room

Gas central heating boiler and rear staircase leading to the first floor landing.

### First Floor Landing

Stairs to second floor, built in airing cupboard and radiator.

### Bedroom 15'1 + bay x 12'5 (4.60m + bay x 3.78m)

Replacement double glazed sash bay window to front aspect, ornate coving, stripped wooden floor and two radiators.

### Bedroom 15'0 x 12'5 (4.57m x 3.78m)

Replacement double glazed sash window to rear aspect, stripped wooden floor and radiator.

### Bedroom 7'1 x 10'2 (2.16m x 3.10m)

Double glazed window to front aspect, stripped wooden floor and radiator.

### Cloakroom

WC, wall mounted wash hand basin and extractor fan.

### Study 8'5 x 7'4 (2.57m x 2.24m)

Sash window to side aspect, large built in storage cupboard with shelving, and radiator.

### Bathroom

Suite comprising bath with electric shower over, pedestal wash hand basin, high level WC, radiator, double glazed sash window to rear aspect and double glazed window to side aspect.

### Second Floor Landing

Loft access.

### Bedroom 12'4 x 9'10 (3.76m x 3.00m)

Double glazed sash window to side aspect, decorative cast iron fireplace and radiator.

### Bedroom 9'8 x 6'7 (2.95m x 2.01m)

Velux style window to front aspect. Door to:

### Bedroom 12'6 x 9'8 (3.81m x 2.95m)

Double glazed sash look window to side aspect, decorative cast iron fireplace and radiator.

### Front Garden

Walled garden with gated pathway leading to the entrance door.

### External Side Return

Situated between the kitchen and dining room, this area provides a lovely outdoor seating area with access to boiler room and steps leading to a secluded patio.

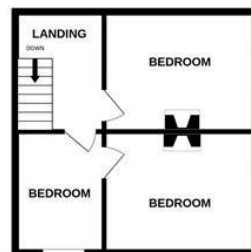
### Rear Garden

Generous lawned garden extending 100ft (stms) with pond, a variety of seasonal greenery and hedge borders.

### Agents Note

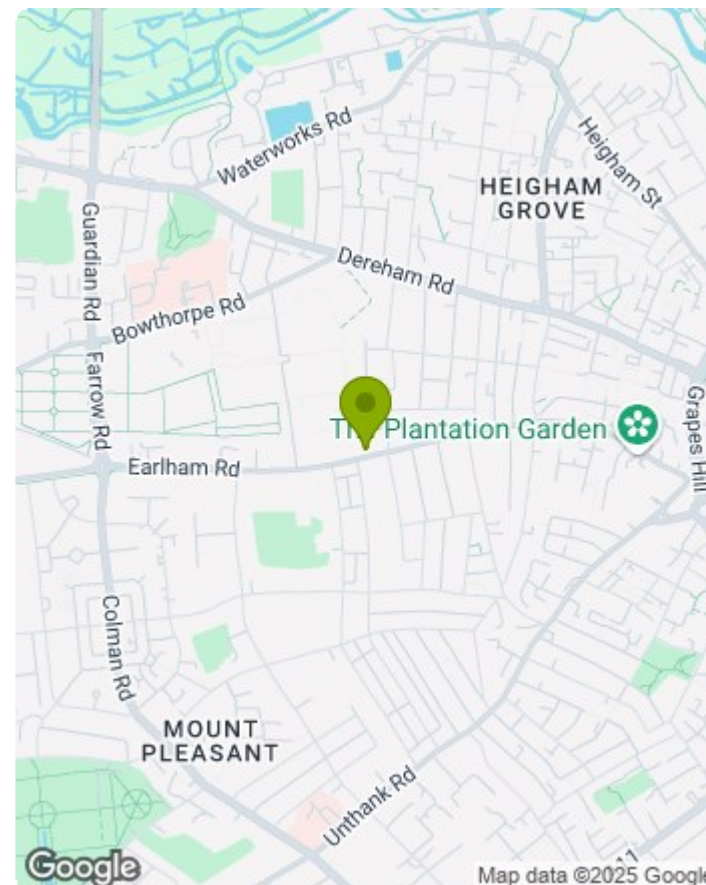
Council Tax Band E  
EPC Rating B





claxtonbird  
residential

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 ©2025



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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

1. 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.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002

Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)

[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

claxtonbird  
residential



