



Earlham Road
Norwich, NR2 3RQ
Guide Price £600,000 - £625,000

claxtonbird
residential

Earlham Road, Norwich, NR2 3RQ

*** Guide Price £600,000 - £625,000 *** Situated in the highly coveted Golden Triangle area of Norwich, this stunning five-bedroom detached family home offers the perfect blend of spaciousness and versatility. Internally, there is an impressive entrance hall, sitting room with feature fireplace, conservatory offering views over the garden, practical utility room and shower room to the ground floor. At the heart of the home lies the expansive open-plan kitchen and dining area, showcasing contemporary shaker-style units and built-in appliances, thoughtfully designed for everyday living. Ascend to the first floor, where you'll discover three generously sized bedrooms along with a well-appointed bathroom. A further staircase leads you to the second floor, offering two additional bedrooms and shower room, providing ample space. Outside, the property offers driveway parking at the front and a beautifully landscaped garden to the rear. This mature rear garden is rich with a variety of plants and shrubs, complemented by trees to ensure a good degree of privacy - a tranquil retreat set within an urban location. Additional features include gas central heating and partial

double glazing, enhancing comfort and energy efficiency.

Entrance Hall 12'4" x 8'5" min 12'7" max (3.78 x 2.59 min 3.85 max)

Glazed entrance door, upvc double glazed wood effect window to front aspect, stairs to first floor, understairs storage cupboard, tiled floor and radiator.

Sitting Room 12'4" x 13'9" max into recess (3.77 x 4.21 max into recess)

Upvc double glazed wood effect window to front aspect, feature fireplace with marble hearth and wood surround, built in shelving and storage cupboards to recess, and radiator.

Open Plan Kitchen / Dining Room 23'9" x 12'8" max (7.24 x 3.88 max)

Dining Room

Upvc double glazed wood effect window to side aspect, stripped wooden floor, radiator and glazed French doors leading to the conservatory.

Kitchen

Modern fitted shaker style kitchen comprising wall and base units with solid wood work surface and upstands over, ceramic one and a half bowl sink drainer with mixer tap, built in stainless steel Bosch oven with induction hob over, further built in appliances including dishwasher and fridge freezer, spotlights, tiled effect floor, radiator and upvc double glazed wood effect window to rear aspect.

Utility Room 8'5" x 6'5" (2.58 x 1.96)

Shaker style wall and base units with solid wood work surface over, ceramic sink drainer with mixer tap, plumbing for washing machine, space for dryer, tiled splashbacks, tiled floor, radiator, upvc double glazed wood effect window to front aspect and upvc double glazed wood effect door to side.

Shower Room

Suite comprising large walk-in double shower

cubicle with inset mixer shower, double wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor, extractor fan, chrome towel rail radiator and upvc double glazed wood effect window to rear aspect.

Conservatory 16'1" max x 11'2" (4.91 max x 3.42)

Pitched glass roof, radiator and upvc double glazed wood effect windows and French doors opening out into the garden.

First Floor Landing

Built in storage cupboard and stairs to second floor.

Bedroom 13'10" x 12'5" (4.23 x 3.80)

Upvc double glazed wood effect window to front aspect, fitted wardrobes, wood floor and radiator.

Bedroom 12'5" x 12'9" max (3.80 x 3.90 max)

Upvc double glazed wood effect window to side aspect, built in cupboard and radiator.

Bedroom 12'2" max x 10'2" max irregular shaped room (3.71 max x 3.12 max irregular shaped room)

Upvc double glazed wood effect windows to side and rear aspect, and radiator.

Bathroom 11'0" x 4'1" restricted head height (3.37 x 1.25 restricted head height)

Suite comprising pannelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit, low level WC, stripped wooden floor, built in storage cupboard, radiator and skylight window to front aspect.

Second Floor Landing

Double glazed wood effect, window to rear aspect, double glazed Velux window to front aspect and fitted storage cupboards.

Bedroom 12'6" x 13'1" max floor area (restricted head heig (3.83 x 3.99 max floor area (restricted head height)

Double glazed wood effect window to front aspect, double glazed Velux windows to side aspects and radiator.

Bedroom 13'0" max x 14'8" max floor area (restricted head (3.98 max x 4.49 max floor area (restricted head he)

Double glazed Velux windows to front and rear aspect, stripped wooden floor and radiator.

Shower Room

Suite comprising built in shower cubicle with inset electric shower, low level WC, wash hand basin with mixer tap, part tiled walls, tiled floor, chrome towel rail radiator and double glazed wood effect window to rear aspect.

Front Garden

Walled garden with a variety of flower and shrub insets, brickweave driveway parking for 1-2 cars, and gated side access leading to the rear of the property.

Rear Garden

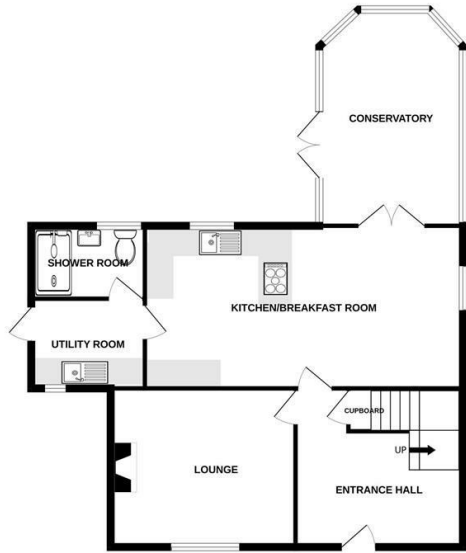
Beautifully planted mature garden enclosed by fencing with brickweave patio area providing a delightful outside seating area, pathway leading to a lawned area with a wide variety of flower and shrubs, separate wild garden and trees providing an excellent degree of privacy.

Agents Note

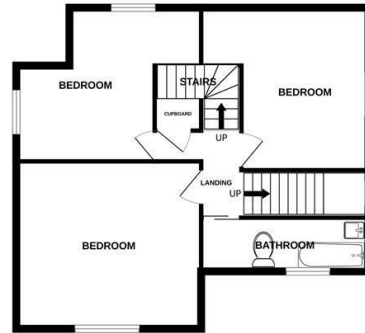
Council Tax Band E



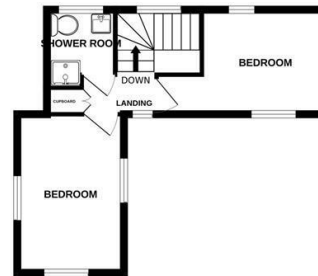
GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



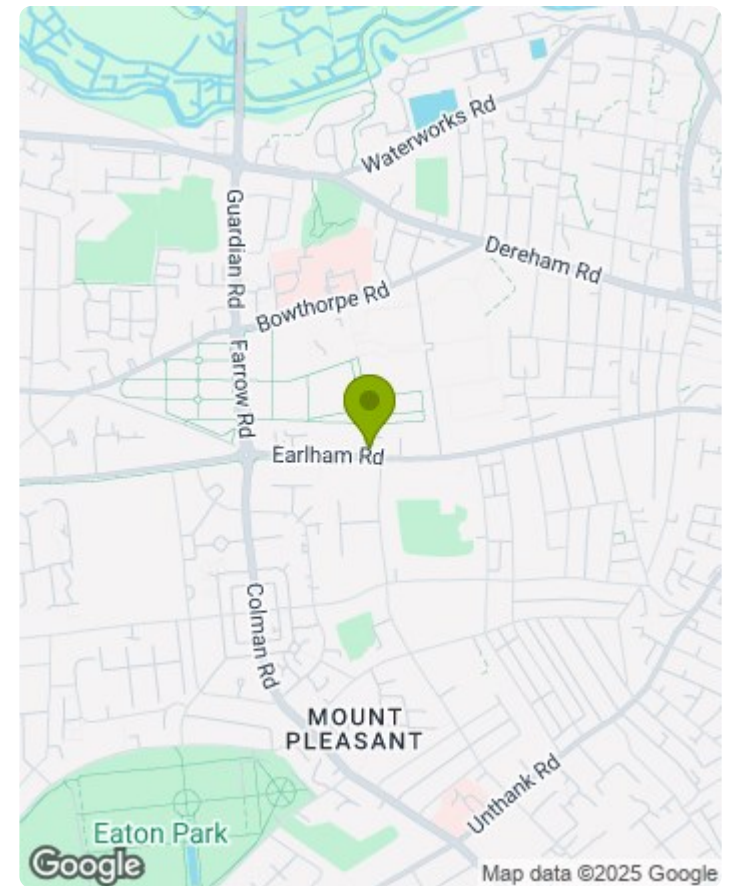
2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



325 EARHAM ROAD, NORWICH, NR2 3RQ

TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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.
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