



Earlham Road  
Norwich, NR2 3RQ  
**Guide Price £525,000 - £550,000**

claxtonbird  
residential



## Earlham Road, Norwich, NR2 3RQ

\*\*\* Guide Price £525,000 - £550,000 \*\*\* This well-presented detached home offers flexible and generous living space, ideal for family life. The accommodation includes a welcoming entrance hall, cloakroom, a bright sitting room with a bay window, a separate dining room with sliding doors to the garden, and a study, perfect for working from home. The kitchen/breakfast room is well-fitted with ample storage and built-in appliances, and it opens into a useful utility room with garden access. There are four comfortable bedrooms, including a spacious main bedroom with fitted wardrobes and an en suite shower room. The property also benefits from a practical family bathroom with a shower over the bath. Outside, a large shingled driveway provides parking for several vehicles and leads to a garage with power and light. The enclosed rear garden features a lawn and patio area, offering a pleasant space for outdoor relaxation and entertaining. With its close proximity to the city centre and local amenities, this home offers the perfect blend of suburban tranquillity and urban convenience. Offered for sale with no onward chain.

### Entrance Hall

Double glazed entrance door, stairs to first floor, wood effect floor and radiator.

### Cloakroom 4'5" x 5'8" (1.35 x 1.74)

Low level WC, wash hand basin with tiled splash back, shelving, radiator and upvc double glazed window to side aspect.

### Study 9'1" x 6'9" (2.78 x 2.07)

Upvc double glazed window to side aspect, wood effect floor and radiator.

### Sitting Room 12'9" max x 18'4" into bay (3.89 max x 5.61 into bay )

Large upvc double glazed bay window to front aspect, and radiator.

### Dining Room 9'4" + recess x 12'9" (2.86 + recess x 3.90)

Space for dining table and chairs, wood effect floor, radiator and upvc double glazed sliding door leading out to the garden.

### Kitchen / Breakfast Room 9'0" x 13'9" (2.76 x 4.20)

Fitted kitchen comprising wall and base units with roll top work surface over, one and a half bowl sink drainer with mixer tap, built in double oven with gas hob and extractor over, plumbing for dishwasher, radiator and upvc double glazed window to rear aspect. Open to:

### Utility Room 7'4" x 5'9" (2.26 x 1.77)

Fitted base units with roll top work surface over, stainless steel sink drainer, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, radiator, upvc double glazed window to rear aspect and upvc double glazed door leading out to the garden.

### First Floor Landing

Upvc double glazed window to side aspect, loft access, airing cupboard and radiator.

### Bedroom 14'3" max x 12'11" max (4.36 max x 3.95 max)

Upvc double glazed window to front aspect, fitted wardrobes with sliding doors, and radiator. Door to:

### En Suite Shower Room

Suite comprising shower cubicle with inset shower, low level WC, pedestal wash hand basin, part tiled walls, radiator and upvc double glazed window to side aspect.

### Bedroom 12'11" max x 9'5" (3.94 max x 2.89)

Upvc double glazed window to rear aspect, fitted wardrobe with sliding doors, and radiator.

### Bedroom 9'4" x 10'5" (2.86 x 3.20)

Upvc double glazed window to front aspect and radiator.

### Bedroom 7'2" x 9'3" (2.19 x 2.83)

Upvc double glazed window to side aspect, wood effect floor and radiator.

### Bathroom 5'9" x 6'6" (1.77 x 1.99)

Three piece white suite comprising panel bath with mixer shower over and shower screen, low level WC, pedestal wash hand basin, part-tiled walls, extractor fan, radiator and upvc double glazed window to rear aspect.

### Front Garden

Offering shingled driveway parking for numerous vehicles, with shrub borders and pathway leading to the entrance door.

### Garage

Approached via the shingled driveway with up-and-over door, power and light.

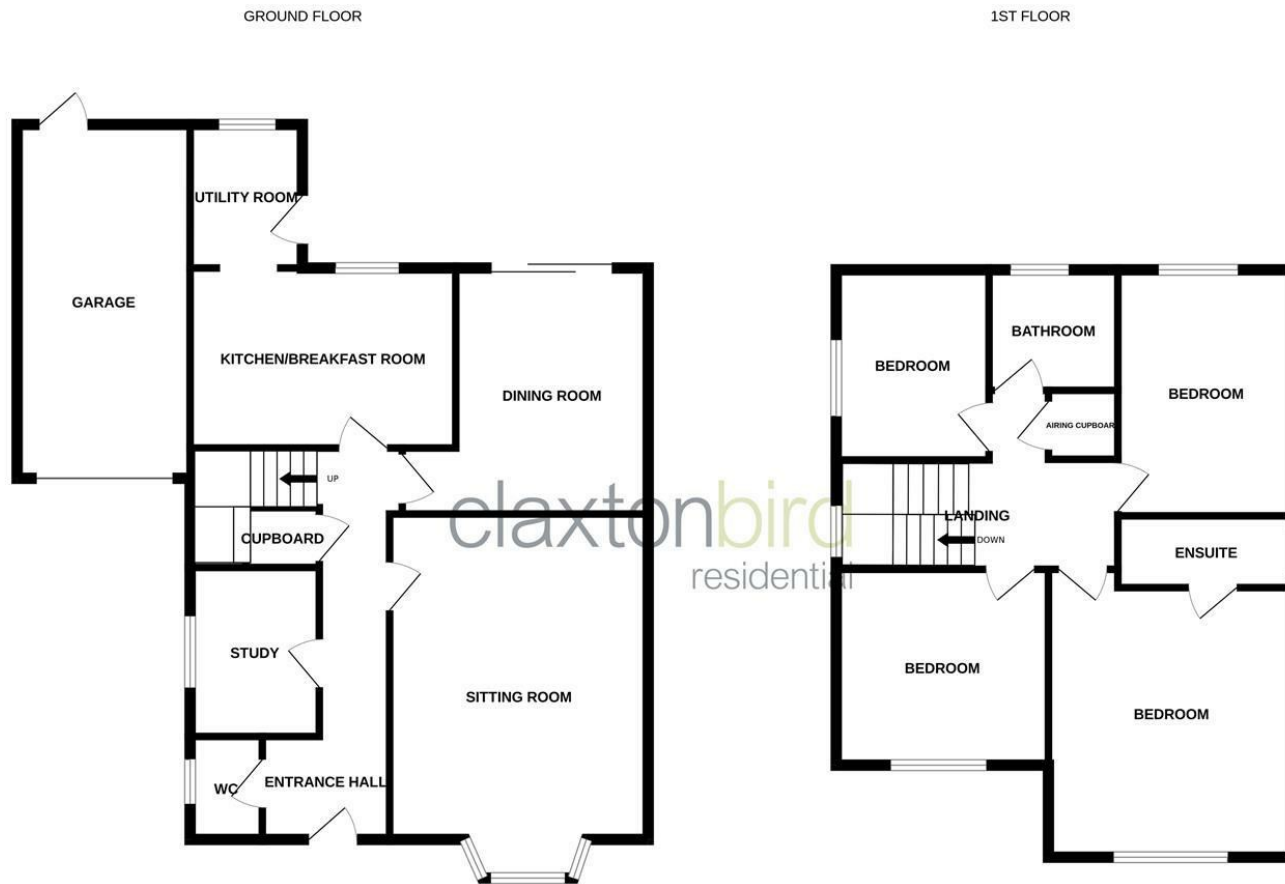
### Rear Garden

Lawned garden enclosed by wall and fencing with patio area providing an outdoor seating area, personal door to garage and gated side access.

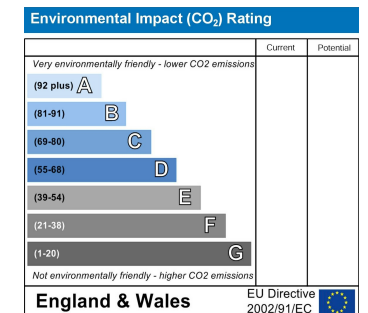
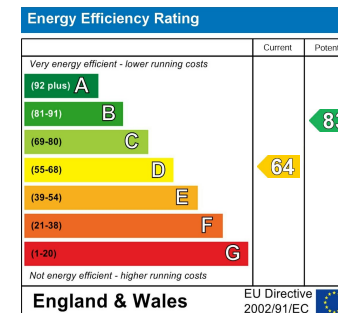
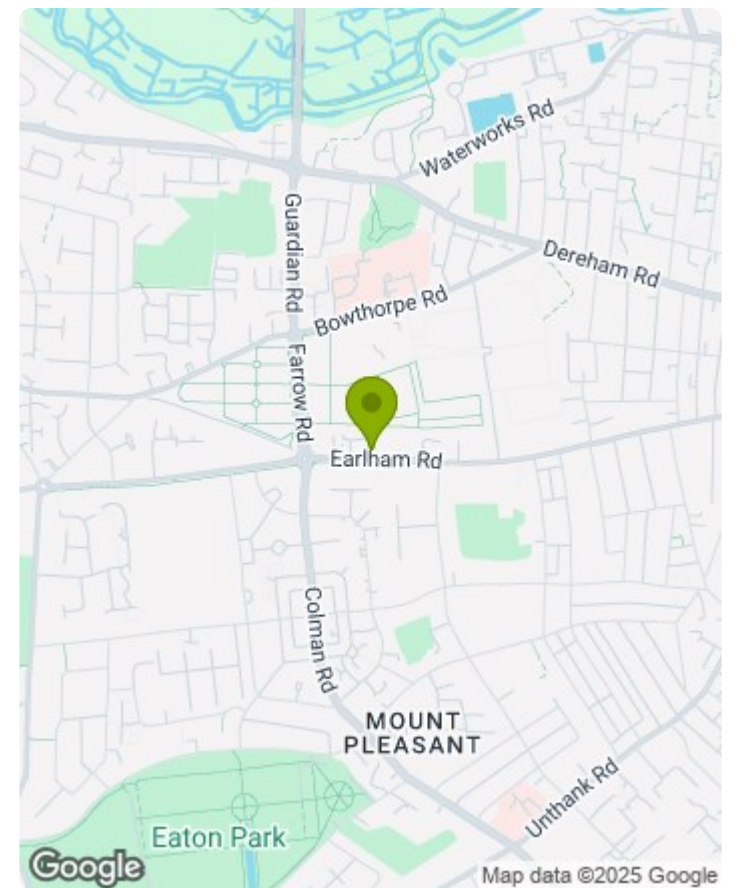
### Agents Note

Council Tax Band E





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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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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