



Earlham Road
Norwich, Norfolk NR2 3RQ
Guide Price £750,000 - £775,000

claxtonbird
residential

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*** Guide Price £750,000 - £775,000 *** ClaxtonBird are delighted to offer for sale this beautifully presented executive detached home, ideally located in the highly sought-after Golden Triangle area of Norwich. This exceptional property offers over 2,500 sq ft of spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. The home has been finished to an outstanding standard throughout, with a bespoke handmade kitchen crafted by a renowned Norfolk carpenter, high-quality Karndean flooring on the ground floor, and elegant double glazed sash windows that provide character and natural light. The layout has been thoughtfully designed to offer both style and practicality in equal measure. Outside, the property benefits from a private driveway leading to two allocated off-road parking spaces. Set within one of Norwich's most desirable residential locations, this home offers a rare opportunity to enjoy high-end contemporary living in a characterful and well-connected setting.

Entrance Hall

Entrance door, window to side aspect, under floor heating and doors leading in to the sitting room and kitchen.

Cloakroom

Modern white suite comprising pedestal hand wash basin, WC and window to side aspect.

Sitting Room 16'3 x 15'2 (4.95m x 4.62m)

Double glazed sash window to front aspect, wood effect herringbone floor, and underfloor heating.

Kitchen / Dining Room 24'3 x 15'2 (7.39m x 4.62m)

The focal point of this stunning home is the bespoke kitchen handmade by the renowned Norfolk carpenter Mark Rhodes. The kitchen is well appointed with numerous wall, base & drawer units, walk-in pantry, and a delightful centre island with quartz work tops throughout, complete range of built in appliances, inset sink unit with mixer tap and door leading to the rear hall. The kitchen further extends through to the dining area with ample space for table and chairs, under floor heating and bi fold doors opening out to an adjacent terrace providing an indoor / outdoor effect which is ideal for al fresco entertaining.

Rear Hall

Underfloor heating, stairs to first floor and under stairs utility room housing plumbing for washing machine and the gas central heating boiler.

First Floor Landing

Dual aspect sash windows to side and rear, two radiators and doors to bedrooms two, three and five and family bathroom.

Bedroom Two 15'7 x 14'11 (4.75m x 4.55m)

Two double glazed sash windows to rear aspect, built in airing cupboard and radiator.

Bedroom Three 14'9 x 16'0 (4.50m x 4.88m)

Two double glazed sash windows to front aspect and radiator.

Bedroom Five 14'0 x 8'11 (4.27m x 2.72m)

Double glazed sash window to front aspect and radiator.

Family Bathroom 9'5" x 9'4" (2.88m x 2.86m)

Modern white suite comprising bath, walk in shower cubicle, vanity wash hand basin with built in storage cupboard beneath, WC, tiled flooring, chrome towel rail and double glazed sash window to side aspect.

Second Floor Landing

Double glazed sash window to side aspect, loft access, radiator and doors to the master suite and bedroom four.

Master Suite 24'2 max 16'4 min x 14'9 (7.37m max 4.98m min x 4.50m)

Double glazed sash window to front aspect, two radiators and door in to the en-suite and walk in wardrobe.

Walk In Wardrobe

Numerous hanging rails, radiator and access to additional eaves storage.

En Suite

Contemporary white suite comprising walk in shower cubicle with rainfall shower, over sized wash hand basin with mixer tap, WC, chrome towel rail, double glazed sash window to side aspect.

Bedroom Four 18'6 max x 11'11 (5.64m max x 3.63m)

Two Velux windows to rear aspect, access to eaves storage and radiator.

Front Garden

The property enjoys an elevated position overlooking Earlham Road with an easily maintained lawned garden.

Rear Garden

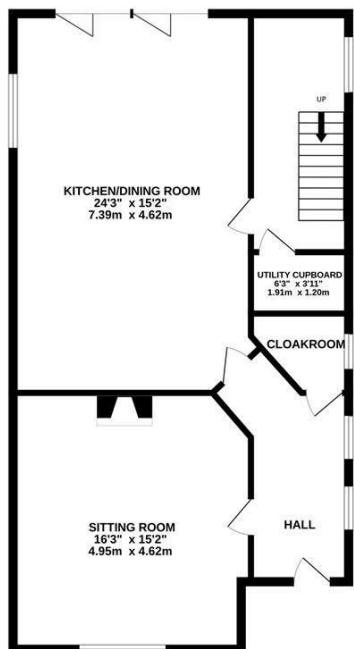
The garden has been greatly improved to provide a secluded haven with a spacious patio providing al fresco dining area and steps leading up to a further terrace which is adorned with an olive tree, vines and various other plants and shrubs. To the rear is an access gate leading to the two allocated off road parking spaces.

Agents Note

Council Tax Band F



GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.

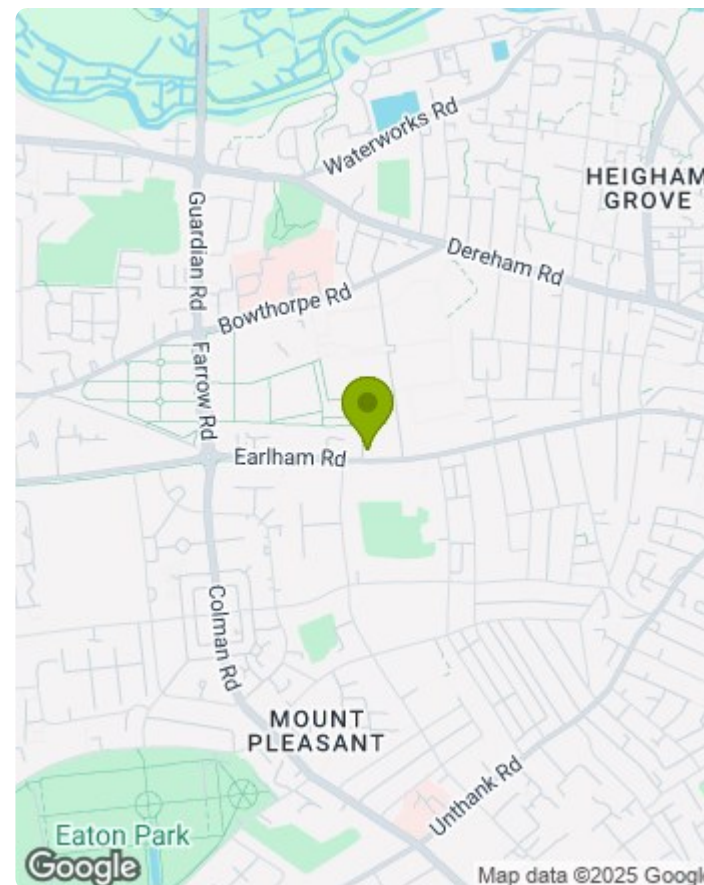


2ND FLOOR
847 sq.ft. (78.7 sq.m.) approx.

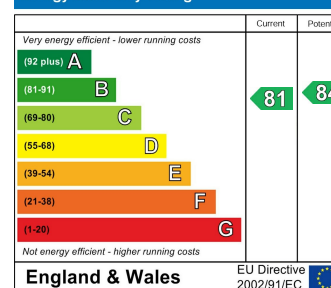


TOTAL FLOOR AREA : 2541 sq.ft. (236.1 sq.m.) approx.

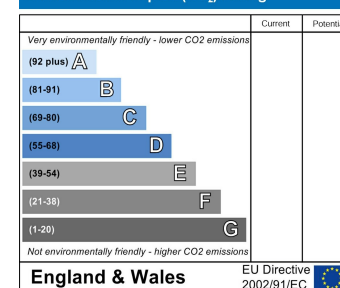
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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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.

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