

ARLINGTON  
PARK



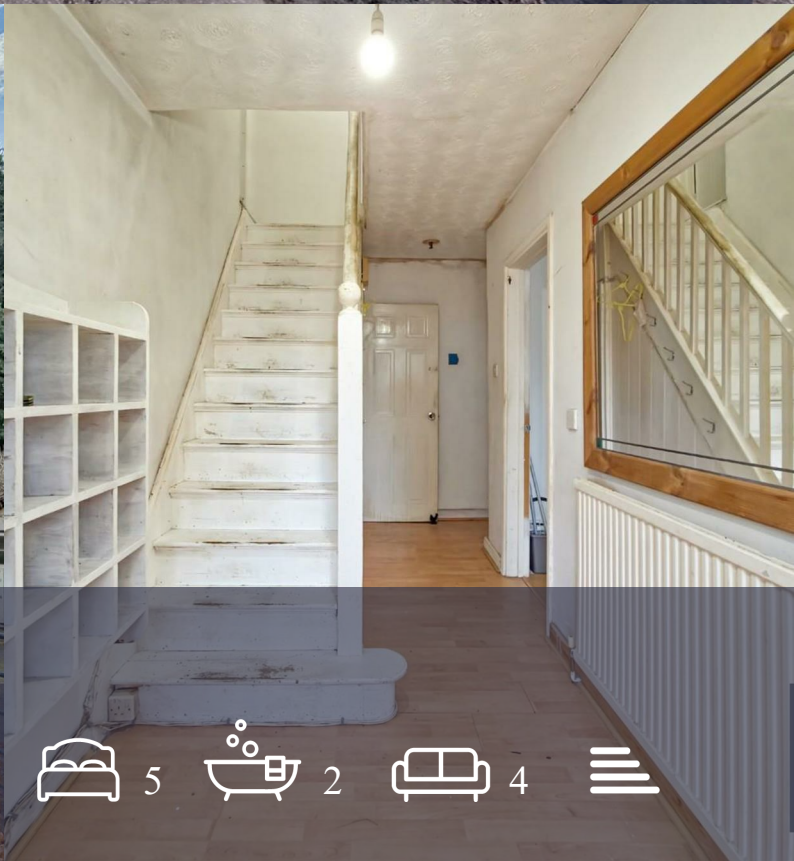
ARLINGTON  
PARK



506 Earlham Road

, Norwich, NR4 7HR

Price Guide £425,000



5 2 4

A rare and exciting opportunity to acquire a truly substantial, detached property, brimming with potential and set on a desirable, tree-lined residential road. This expansive home requires a full programme of modernisation, offering a magnificent "blank canvas" for a discerning buyer to create a spectacular family home or a high-potential investment.

- Substantial Detached Home
  - Requires Full Modernisation
  - Five Reception Rooms
  - Driveway, Garage & Outbuildings
- Over 1850 sq. ft. of Accommodation
  - Highly Flexible Layout with 5 Bedrooms
  - Garden Studio/Annexe with water connected
  - Large, Mature Garden



An Exceptional Renovation Opportunity in Prime Norwich  
Guide Price: £400,000 - £425,000

Spanning over 1850 sq. ft. across three floors, the sheer scale and versatility of the accommodation are exceptional.

The ground floor accommodation is exceptionally versatile. It currently comprises an entrance hall, a kitchen, and five separate reception rooms. This incredible flexibility offers endless configurations for a lounge, formal dining room, study, snug, or playroom. Furthermore, this abundance of reception rooms provides clear potential to reconfigure the layout to create additional bedrooms, making the property an ideal candidate for a substantial HMO conversion (subject to necessary consents).

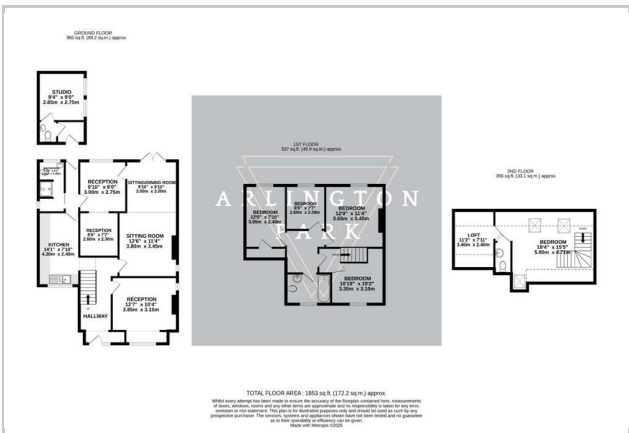
A standout feature is the ground-floor studio, complete with WC/Water connected. This space provides fantastic potential for a self-contained annexe for multi-generational living, a dedicated home office, or a separate guest suite.

The upper floors continue to impress. The first floor hosts four well-proportioned bedrooms and a family bathroom. A staircase leads to the second floor, which has been converted to provide another bedroom, with ensuite offering a total of six potential bedrooms.

Externally, the property is set back from the road with driveway parking that leads to a detached garage and additional outbuildings. To the rear, a large, mature garden awaits. Though currently overgrown, it offers a private and substantial outdoor space ready to be landscaped into a beautiful family garden.

The property enjoys a prime position in a highly sought-after area of Norwich. It is exceptionally well-placed for access to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital. The vibrant city centre, with its rich history and extensive shopping and dining options, is also easily reachable. The property benefits from its proximity to local amenities and beautiful green spaces, such as Earlham Park.

This property represents a unique and substantial project. We anticipate strong interest from developers, investors, and private buyers. Its exceptional suitability for a high-yield HMO conversion (STPP) or as a large family home ensures it will be a highly sought-after opportunity in a first-class location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |         |                                                                                       |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                             |
| Very energy efficient - lower running costs |         |                                                                                       |
| (92 plus) <b>A</b>                          |         |                                                                                       |
| (81-91) <b>B</b>                            |         |                                                                                       |
| (69-80) <b>C</b>                            |         |                                                                                       |
| (55-68) <b>D</b>                            |         |                                                                                       |
| (39-54) <b>E</b>                            |         |                                                                                       |
| (21-38) <b>F</b>                            |         |                                                                                       |
| (1-20) <b>G</b>                             |         |                                                                                       |
| Not energy efficient - higher running costs |         |                                                                                       |
| England & Wales                             |         |                                                                                       |
| EU Directive 2002/91/EC                     |         |  |