

196 Earham Road  
Norwich  
NR2 3RW



# 196 Earlham Road

## Guide Price £650,000

### The fabulous home in the Golden Triangle...

Welcome to 196 Earlham Road, a fabulous bay-fronted mid-terraced property situated in the heart of the highly sought-after Golden Triangle in Norwich. This charming home has been extensively updated and meticulously maintained to a high standard throughout. As you enter, you will be greeted by two spacious reception rooms, including a bay-fronted lounge with a working cast iron fireplace and original ceiling rose, and a dining room with its own cast iron fireplace and access to the rear garden. The hallway features recent LVT flooring, convenient under-stairs storage, and a WC cloakroom, leading to a generously sized kitchen/breakfast room. The kitchen boasts a range of stylish grey shaker-style cabinets, tiled flooring, solid wood worktops, ceramic drainer sink, and ample space for appliances and a large range-style cooker. The breakfast area allows plenty of room for a sizeable table and additional freestanding furniture. Completing the ground floor is a utility room with a recently replaced boiler and a door to the rear garden. Upstairs, carpeted stairs lead to a well-appointed first-floor landing with bespoke shelves, providing access to three spacious double bedrooms, a small single bedroom (currently used as a walk-in wardrobe), and a family bathroom. The master bedroom features an ensuite bathroom, complete with a bath, shower enclosure, ornately decorated bowl basin on a stylish vanity unit, WC, and heated towel rail. Bedroom two is incredibly spacious, boasting a large bay window and ample space for a king-size bed, wardrobe, and additional seating. Bedroom three, located at the rear, showcases a charming cast iron fireplace, while bedroom four is positioned at the front. The family bathroom offers a bath with a shower mixer tap, an ornate bowl basin on a vanity unit, and a WC. In 2010, stairs were installed to the loft, which has since been converted into a fully decorated room with Velux windows, making it the perfect dry space for various uses. Additionally, all windows and doors were replaced with attractive uPVC alternatives just three years ago. Outside, the property features a gated front garden enclosed by low walls, entirely laid to gravel, with steps leading up to the storm porch and front door. The peaceful rear garden, approximately 20m long, can be accessed from the rear of the house or via the side alley to the left. It offers a delightful patio area, a well-maintained lawn, and mature planting. Conveniently located, this home is within close proximity to numerous local amenities, including supermarkets, excellent eateries, the University of East Anglia, and the hospital. On-road permit parking for two vehicles, along with visitor permits, is available.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band E

The loft conversion was professionally carried out to meet building regulations, excluding the fire doors, and therefore does not have building regs approval

Local Authority  
Norwich

Council Tax Band E

EPC Rating D



GROUND FLOOR  
860 sq ft (79.9 sq m) approx.

FIRST FLOOR  
935 sq ft (86.8 sq m) approx.

LOFT FLOOR  
439 sq ft (40.6 sq m) approx.



TOTAL FLOOR AREA: 2233 sq ft (207.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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