



184 Earlham Road
Norwich, Norfolk, NR2 3RW

BROWN & CO



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A fine five-bedroom family home positioned in a prime location within the golden triangle of Norwich close to superbly rated schooling and local amenities. Well-arranged accommodation on three floors, and set within professionally landscaped gardens approaching 0.18 acres (stms)

£800,000



DESCRIPTION

No. 184 Earlham Road comprises a delightful bay-fronted family home dating back to Victorian times with later additions, being set on a highly desirable road in the golden triangle of Norwich, constructed of red brick with pitched main roof.

The whole will be of great interest to a wide variety of buyers looking to live in this prime residential area and the house offers a great deal of flexibility, featuring an open plan kitchen breakfast room linking in with garden room giving access to the delightful gardens and dining room.

The ground floor rooms include drawing room, dining room, kitchen breakfast room, garden room and cloakroom. There is a great deal of charm throughout the ground floor and great care has been taken by the current owners to preserve the original features which include fine fireplaces, picture rails, high skirting and anaglypta wallpaper.

There are four bedrooms to the first floor with en-suite facilities to the third bedroom which acts as a lovely suite with the family bathroom adjoining this room. The guest bedroom occupying the front of the house enjoys a striking bay window and is a particularly spacious bedroom.

The principal bedroom suite occupies the second floor and is a wonderful, light filled room with twin Velux windows and double doors opening to enjoy the Juliet balcony with charming views away to south facing landscaped gardens. The en-suite bathroom completes the accommodation.

The grounds are a major feature of the property, being approached from the road via a pathway leading up to the front door. The front garden is paved and there is a shared drive at the side of the row of terraces which leads up and around to the rear of the properties on this segment of Earlham Road. No.184 benefits from a right of way over this land which provides access to a parking area and garaging at the rear.

Much of the charm of the property rests with the unspoilt gardens which are divided into a number of portions and extend from the garden room and kitchen away to a superb, enclosed space mainly lawned with flower borders and a paved terrace ideal for dining. The main gardens lead away as they do, to the south and have been wonderfully tended by the current owners, with considerable improvements being made by well-known gardener, Sam McKay who was commissioned to provide all year colour with the introduction of beautiful flower and herbaceous borders across this special space.

There is an access at the side of the house which leads into the rear gardens via a classic Victorian passage. The whole is being offered with no onward chain and is certainly a rare offering having not been on the open market in over 40 years.

Services – Mains gas central heating, mains drainage, mains water, mains electricity.

Local authority – Norwich City Council

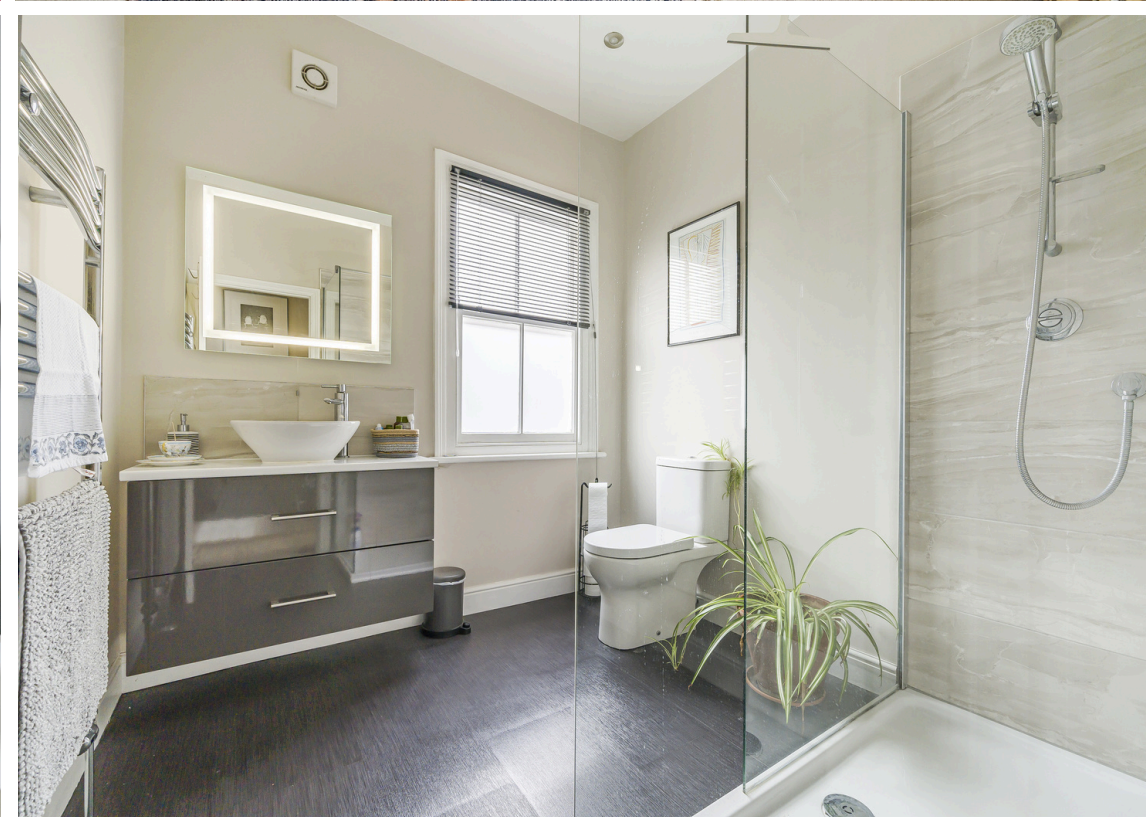
Council Tax Band E

LOCATION

The property is conveniently situated at the city end of Earlham Road, just to the west of the inner ring road. This area is very well regarded and is considered to be one of the most prestigious and fashionable areas of the city. There are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. The property is also very well placed for easy access to the city centre and well-regarded state and private schools.

DIRECTIONS

Leave Norwich via Earlham Road, passing Chester Place and Heigham Grove on the left. Continue along Earlham Road and just



after the turning for Recreation Road you will find a row of terraces on the left-hand side where no.184 is positioned. There are time limited parking spaces on Earlham Road itself.

AGENT'S NOTES:

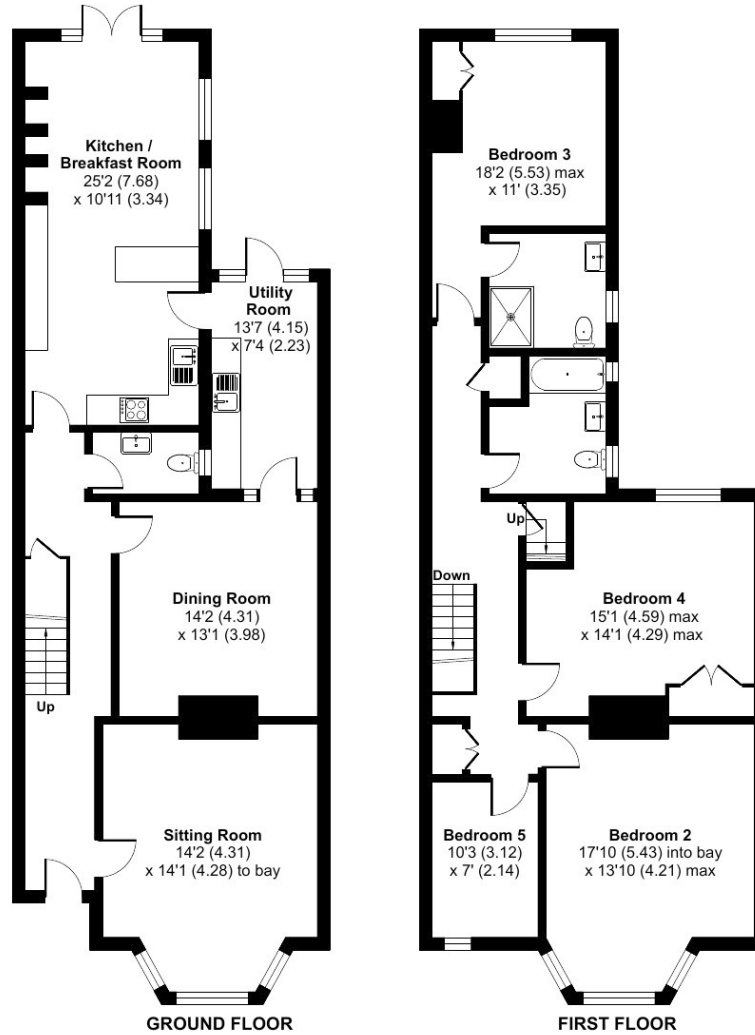
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



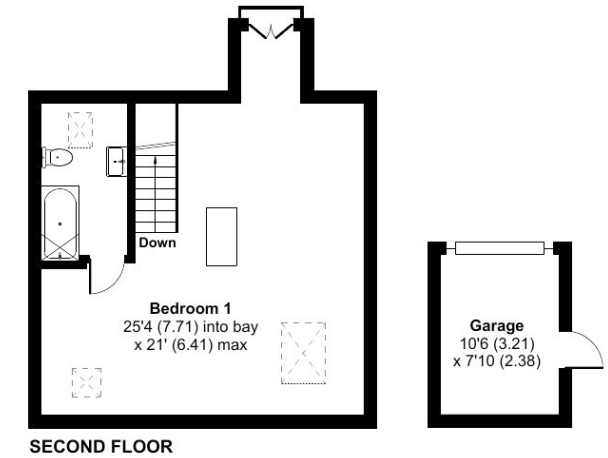
Earlham Road, Norwich, NR2

Approximate Area = 2454 sq ft / 227.9 sq m

Garage = 82 sq ft / 7.6 sq m

Total = 2536 sq ft / 235.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Brown & Co. REF: 1253179

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