



abbotFox

**Earlham Road, NR4**

Extended, detached family home

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abbotFox presents this extended, detached family home. Set within a popular residential area, within easy reach of the University, Hospital, Norwich City Centre and a wealth of local amenities.

Occupying a generous plot, with ample off road parking for numerous vehicles to the front, the rear offers a secluded, mature garden, complete with pixie hut.

Internally, the property comprises 143msq with neatly arranged accommodation over two floors. The ground floor offers an inviting entrance hall, spacious bay-fronted lounge with wood burner, kitchen diner, utility area, shower room and a generous family room, which opens onto the rear gardens. The first floor, provides a bright and spacious landing, which allows access to three generous bedrooms, family bathroom and additional WC.

An exceptional opportunity for any buyer looking to enjoy a sense of space, an internal viewing comes highly recommended.

## KEY FEATURES

- Extended, detached family home
- Three generous double bedrooms
- Spacious living accommodation
- Enclosed, private mature gardens
- Popular location close to local amenities
- Internal viewing recommended

## SITUATION

The suburb of Earlham, which neighbours the University of East Anglia, sits just under a mile from the City Centre of Norwich. Its boasts a wealth of amenities for its local residents including food shops and supermarkets, convenience stores, hairdressers, cafes, public houses and restaurants, takeaways, florists, car garages and recreational areas including the popular Earlham Park. Schooling for all ages is closeby from infant to junior, with secondary education available from City Academy Norwich. Regular bus services offer convenient access to Norwich City Centre where further connections to various destinations around Norfolk are available. To the east of the city, Norwich Train Station runs regular services to London Liverpool Street, Cambridge and the Norfolk Coast. To the north of the city, Norwich International Airport offer flights to a variety of domestic and international destinations.

## SERVICES

Boiler and radiators, mains gas, mains water

## LOCAL AUTHORITY

Norwich City Council

## COUNCIL TAX BAND

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## TENURE

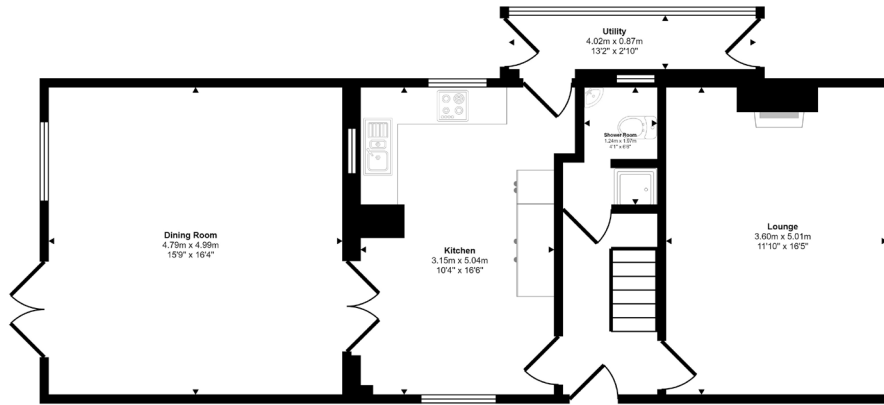
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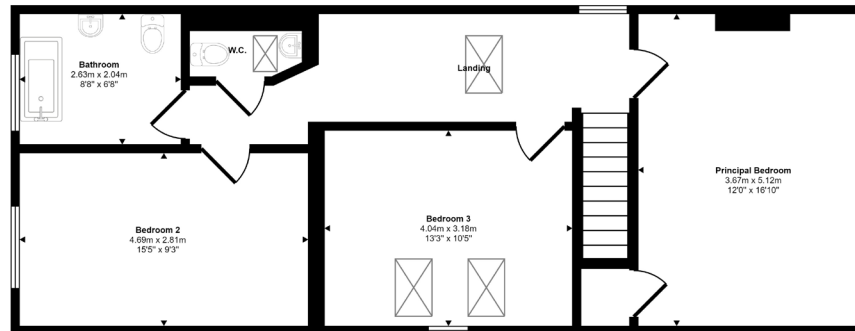


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Ground Floor  
Approx 73 sq m / 787 sq ft



First Floor  
Approx 70 sq m / 749 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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