



530 EARLHAM ROAD  
Norwich, Norfolk, NR4 7TF

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STRATFORD

# FOR SALE

Guide £575,000 - £600,000



**“Spacious 5 bedroom detached home in prime city location with self-contained studio – ideal for extended family or flexible work-from-home living”**

## THE FEATURES

- ✓ Guide Price £575,000 - £600,000
- ✓ Substantial family home boasting an approx. 0.16 acre plot (STMS) in a popular location
- ✓ Previously extended and modernised to combine contemporary style with practical family living
- ✓ 5 first floor bedrooms including main bedroom with an en-suite and storage, plus family bathroom
- ✓ Stunning dual aspect kitchen/diner with integrated appliances and vaulted ceiling
- ✓ Feature mezzanine overlooking the kitchen – perfect playroom or snug
- ✓ Triple aspect lounge with open fire and separate study for flexible home working
- ✓ Self-contained studio with kitchen area, shower room and bi-fold doors to the garden area
- ✓ Gas central heating, double glazing and PV solar panels
- ✓ Sought-after Earlham Road location, ideal for UEA, NNUH, City Academy and city centre access



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## THE PROPERTY

This beautifully enhanced and extended detached home offers an exceptional opportunity for spacious family living in one of Norwich's most desirable locations. Perfectly positioned on an approx. south-facing 0.16 acre plot (STMS), the home has been thoughtfully designed to accommodate modern life, multi-generational living and remote working needs. Boasting beautifully modernised interiors, flexible living spaces including a studio and an enviable location moments from the UEA, NNUH and Norwich city centre, this property has it all - do not miss out!

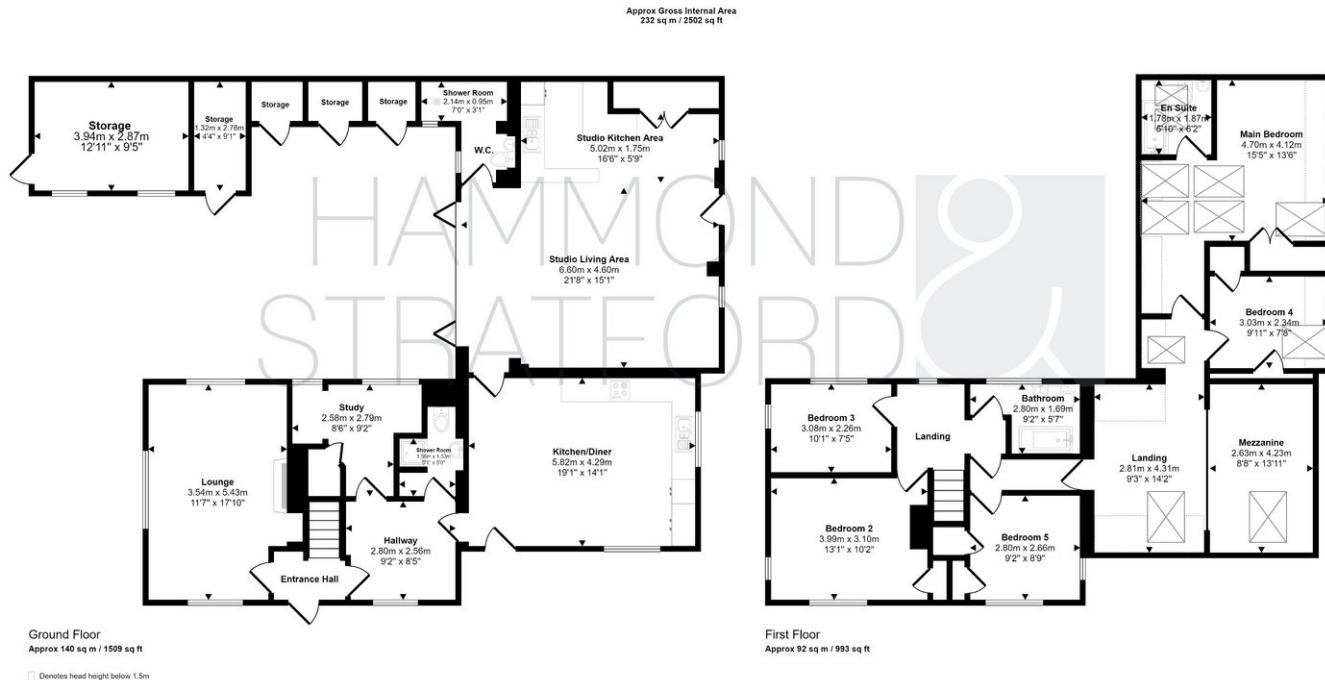
## THE OUTSIDE

From the front, the property offers immediate visual appeal, set back behind mature hedging, plus mature trees, flowering shrubs and well-established borders, offering a sense of space and privacy rarely found this close to the city. Benefiting from a private driveway providing off-road parking, the property also enjoys a second driveway to the rear, securely gated and perfect for multiple vehicles or discreet parking options. The overall plot extends to approx. 0.16 acres (STMS), with beautifully maintained gardens wrapping around the home and charming brick-built storage outbuildings. A south-facing courtyard sits at the heart of the garden – ideal for alfresco dining or summer entertaining. This versatile and generous outdoor space complements the interior perfectly, creating a truly complete family home.

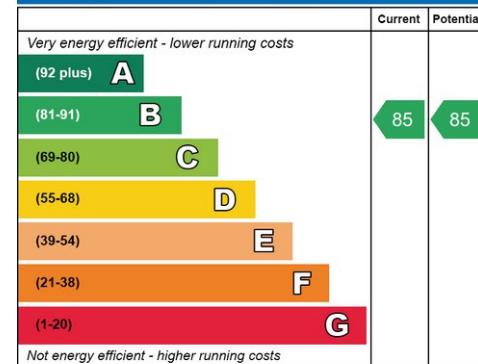
## THE AREA

This sought-after area offers a superb blend of suburban tranquillity and city convenience. Close to the University of East Anglia, Norfolk and Norwich Hospital, and excellent local schools, residents also benefit from nearby supermarkets, green spaces, and direct bus routes into Norwich city centre—ideal for families, professionals, and investors alike.





## Energy Efficiency Rating



## DIRECTIONS

Head away from the city centre via Earlham Road, B1108 and continue on this road. At the roundabout pass the police station and take the second exit to continue on Earlham Road. At the next roundabout take the second exit and the property can be found after the traffic lights on the left-hand side, down a driveway and just before the Guildhall School of Dancing.

**TENURE**  
**LOCAL AUTHORITY**  
**COUNCIL TAX BAND**

Freehold  
Norwich City Council  
C

**IMPORTANT:** These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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