



Earlham Road
Norwich, NR4 7HL
Guide Price £475,000

claxtonbird
residential

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*** Launch Event Saturday 12th September - Strictly By Appointment Only *** This beautifully presented semi-detached family home is positioned within the prestigious Golden Triangle area of Norwich - well known for its vibrant community and proximity to local amenities. Upon entering, you are welcomed by spacious accommodations, including a cosy sitting room and a remarkable extended open-plan kitchen/dining room/lounge area. The kitchen has been recently fitted with modern appliances and stylish cabinetry, providing both functionality and aesthetic appeal. Large bi-folding doors seamlessly connect the living space to a mature, south-facing garden, allowing natural light to flood the interior. The ground floor features elegant stripped wooden floors and stripped wooden doors, enhancing the character and warmth. As you make your way upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all accessible from the landing. The exterior of the property is equally impressive, with a gated driveway that provides secure driveway parking and a garage. This home truly offers a perfect blend of modern living and traditional charm in one of Norwich's most sought-after locations, with the added benefit of excellent local schools nearby.

Entrance Hall

Entrance door with feature stained glass, window to front aspect, stairs to first floor, understairs storage cupboard, stripped wooden floor and radiator.

Cloakroom

Low-level WC, wash hand basin with mixer tap, stripped wooden floor and double glazed window to side aspect.

Sitting Room 13'0" max into recess x 12'8" max into bay (3.97 max into recess x 3.88 max into bay)

Upvc double glazed bay window to front aspect, decorative fireplace with wood surround, stripped wooden floor and radiator.

Kitchen / Dining Area 21'10" max x 18'6" max (6.68 max x 5.64 max)

Recently fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink with mixer tap, built-in oven with hob and extractor over, built-in fridge freezer, built-in dishwasher, spotlights, three radiators, stripped wooden floor, double glazed window to side aspect, three Velux windows, double glazed door to side, and double glazed bi-folding doors leading out to the garden. Open to:

Lounge 11'7" max to recess x 12'11" (3.54 max to recess x 3.96)

Feature open fireplace with tiled hearth and surround, stripped wooden floor, and vertical column radiator.

First Floor Landing

Upvc double glazed window to side aspect and loft access.

Bedroom 8'6" x 8'0" (2.61 x 2.44)

Upvc double glazed window to rear aspect, storage cupboard housing the wall-mounted central heating boiler, and radiator.

Bedroom 10'11" max into recess x 13'0" (3.34 max into recess x 3.98)

Upvc double glazed window to rear aspect and radiator.

Bedroom 12'9" max into recess x 10'9" (3.91 max into recess x 3.29)

Upvc double glazed window to front aspect and radiator.

Bathroom 7'1" x 6'2" (2.16 x 1.89)

Three-piece white suite comprising claw-foot bath with mixer tap, shower screen and separate shower over, wash-hand basin set in vanity unit, low-level WC, part-tiled walls, tiled floor, extractor fan, spotlights, chrome towel rail radiator and upvc double glazed window to front aspect.

Front Garden

Railed garden with double gates providing access to brickweave driveway parking and garage.

Garage

Up-and-over door and power.

Rear Garden

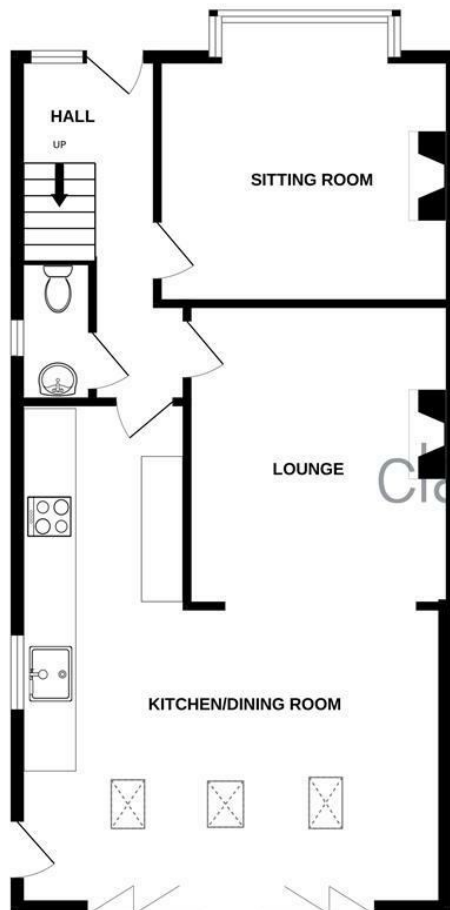
Enclosed garden laid to shingle and lawn, with decked seating area, patio seating area, outside tap and fruit trees.

Agents Note

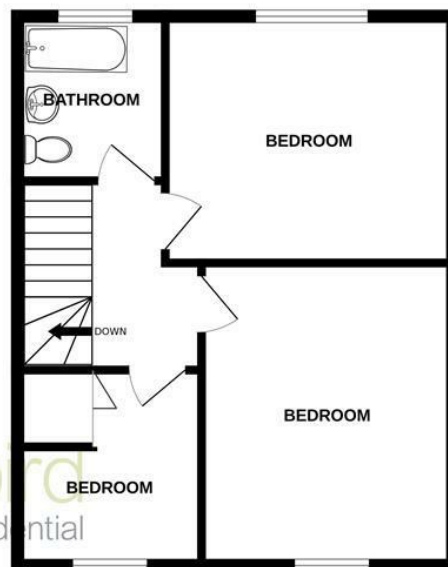
Council Tax Band C



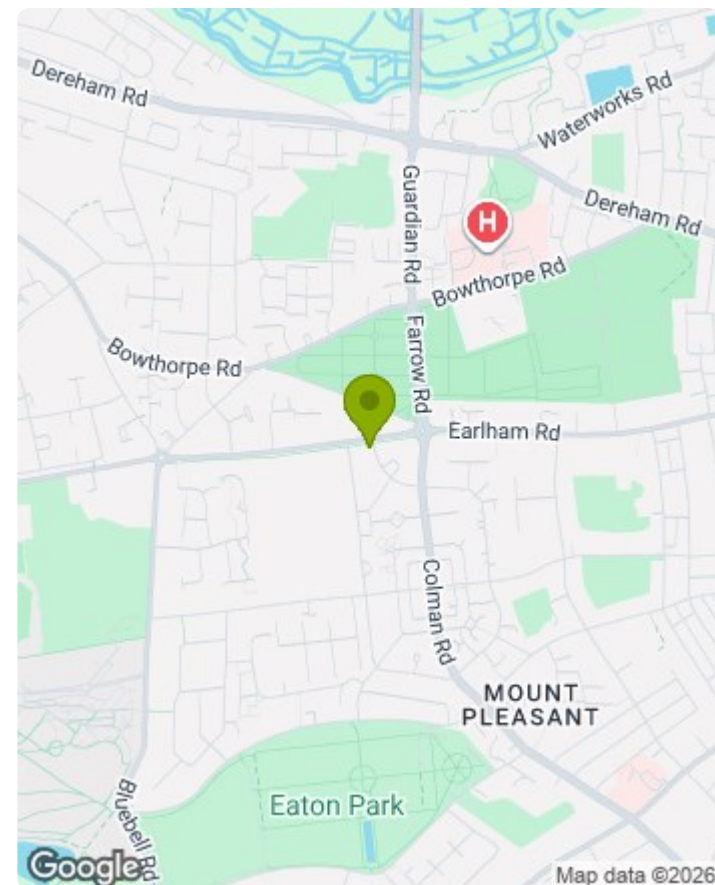
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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