

442 Earlham Road
Norwich
NR4 7HL



ATTIK
CITY | COUNTRY | COAST

442 Earlham Road

Guide Price £325,000

THIS GOLDEN TRIANGLE 3-4 BED HOUSE...

Whilst Earlham Road is a busy main road, with number 442 close to the ring road roundabout, the property is set back, with a small front garden with mature planting providing screening, and road noise barely audible inside. The wide, tree-lined pavement provides parking for at least two cars with additional parking for at least two further cars in the driveway.

Inside, a central hall leads to a downstairs shower room, and a large, dual aspect living room with fireplace, picture rails and double doors to the garden. There is also a dining room off the hall with a large, square bay window to the front, a smaller window to the side and a gorgeous, tiled fireplace. Given the size of the living room and the additional space in the conservatory, the current owners have been able to use the dining room as a fourth bedroom. A separate kitchen makes good use of the space, with units, integrated oven and hob and space for a fridge/freezer. Through the kitchen is a brick-built conservatory extension, set up to house the washing machine and tumble dryer, and with a useful cupboard backing onto the downstairs shower room. A door from here leads into the rear garden.

Upstairs and straight ahead (above the living room) is the largest bedroom with a blocked off fireplace and windows to the front and rear. Bedroom two is also dual aspect with its own blocked off fireplace and another good-sized room. Bedroom three to the rear is the smallest but could fit a double bed. The family bathroom is a good size, with a bath and shower over, and a window to the side.

The rear garden is a good size but manageable, with mature trees and shrubs all around, a patio outside the living room and pedestrian access to the very large (over 13m²) single garage. With power and lighting already in situ, there's clearly potential to use this for additional storage (as the current vendors are doing), or to convert into a home office or games room.

442 Earlham Road is in a great location, redecorated throughout, with original features, off-road parking, the potential to repurpose the garage and gardens front and rear.

AGENTS NOTES...

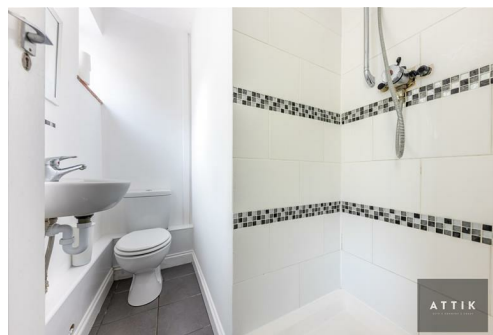
A pre-recorded walkaround tour is available for this property.

Council Tax Band: C

Local Authority
Norwich City

Council Tax Band C

EPC Rating D



Contact

01603 964777

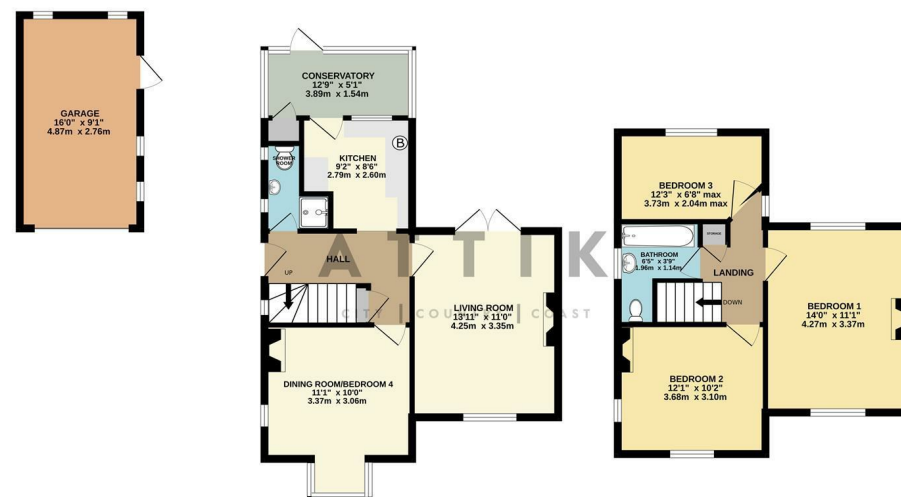
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GARAGE
145 sq. ft. (13.4 sq.m.) approx.

GROUND FLOOR
497 sq. ft. (46.2 sq.m.) approx.

1ST FLOOR
414 sq. ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

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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