



**Earlham Road, Norwich NR2 3RG**

**welcome to**

**Earlham Road, Norwich**

Substantial Period Home with Four Bedrooms, loft suite & Generous Living Space



## Entrance Hall

A welcoming entrance hall offering an immediate sense of character. The space benefits from high ceilings, patterned lower-wall paneling and a long, bright corridor leading towards the rear of the home. Practical storage and hanging space make this an ideal everyday entrance, while the generous proportions set the tone for the accommodation that follows.

## Lounge

The lounge is a wonderfully bright and inviting space, centred around a characterful fireplace and framed by a large bay window that fills the room with natural light. The generous proportions allow for multiple seating areas, creating a relaxed and versatile environment ideal for everyday living. Eclectic décor, bookshelves and soft furnishings add warmth and personality, while the high ceilings and decorative mouldings enhance the period feel. This is a room that balances comfort with charm — perfect for unwinding, entertaining or simply enjoying the leafy outlook.

## Dining Room

The dining room offers a warm and characterful setting for everyday meals and relaxed entertaining. Softened by natural light, the space blends practicality with charm. Open shelving, woven baskets and houseplants add texture and personality, while the adjoining kitchen creates an easy flow for family life. With its eclectic décor, cosy seating and homely atmosphere, this is a welcoming room that naturally becomes the heart of the home.

## Kitchen / Breakfast Room

The kitchen and breakfast room form a bright, homely and wonderfully lived-in space, combining practicality with a relaxed, creative atmosphere. The kitchen area offers ample open shelving, useful worktop space and room for everyday appliances, creating a functional hub for cooking and meal prep. Its layout feels efficient and welcoming, with natural light enhancing the soft tones and personal touches throughout.

The adjoining breakfast area provides a charming spot for informal dining, featuring a rustic wooden table, patterned rug and an array of plants that bring warmth and colour to the room. Built-in storage, cosy seating and eclectic décor give the space a comfortable, cottage-style feel, making it ideal for morning coffee, family meals or simply enjoying the garden views.

Together, these rooms offer a characterful and inviting heart of the home, perfectly suited to both everyday living and relaxed entertaining.

## Shower Room

The shower room offers a clean, modern and practical space, finished in soft neutral tones that create a calm, contemporary feel. A stylish countertop basin sits above open shelving, providing both convenience and useful storage for towels and toiletries. Natural light filters through the window, enhancing the bright and airy atmosphere. Alongside the WC and vanity area, the room also includes a separate shower cubicle, giving the space excellent functionality for busy households. Compact yet well-designed, it serves as an ideal ground-floor washroom.

## Utility Room First Floor Landing

Leading from the welcoming entrance hall this first floor landing serves as access to four first floor bedrooms, kitchenette and bathroom.

## Bedroom One

This bright and generously sized bedroom offers a relaxed, creative atmosphere, enhanced by a large bay window that fills the space with natural light and provides a lovely outlook onto greenery. The room is thoughtfully arranged to accommodate both rest and work. The wooden flooring and eclectic décor give the room a homely, bohemian feel. A low seating nook beneath the window creates a perfect spot for reading or unwinding, and the room's proportions allow for excellent flexibility in layout.

Overall, this is a welcoming and versatile bedroom that blends comfort, style and practicality.

## Bedroom Two

This charming bedroom offers a warm, relaxed atmosphere with plenty of natural light and a lovely outlook onto greenery. Personality and character are abundant with wooden flooring and original features. Built-in shelving provides excellent storage for books and decorative pieces, helping to keep the room organised without losing its homely charm. Overall, this is a beautifully presented bedroom that blends comfort, style and individuality.

## Bedroom Three

This well-proportioned bedroom offers a warm and inviting space, blending comfort with creative functionality. A large window brings in plenty of natural light, enhancing the room's calm, airy feel. Soft décor, patterned textiles and subtle lighting create a cosy environment perfect for unwinding. This is a versatile and appealing bedroom that balances lifestyle and comfort with ease.

## Bedroom Four

This unique bedroom offers a generous, light-filled space with a distinctly creative feel, ideal for those wanting a room with both character and versatility. The large window provides excellent natural light, making the room perfect for use as a sleeping area, studio or combined live-work environment. The space is currently arranged as an artist's workspace, with room for easels, storage and display, demonstrating just how flexible the layout can be.

Original features such as the wooden flooring and sloped ceiling add warmth and charm, while the neutral décor allows the room to adapt easily to different styles. Ample wall space and floor area make it suitable for larger furniture pieces or a more minimal setup, depending on preference. Whether used as a bedroom, creative studio or hobby room, this is a bright and inspiring space with plenty of potential.



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## Earlham Road, Norwich

- Four Bedrooms arranged across the first and second floors, plus a superb top-floor principal suite
- Spacious Ground Floor with two large reception rooms and a 20ft kitchen
- Two Bathrooms including ground-floor shower room and first-floor family bathroom
- Utility Room and practical service spaces
- Period Character typical of the Golden Triangle location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £625,000



Please note the marker reflects the postcode not the actual property

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### directions to this property:

Proceed out of Norwich via Earlham Road where the property will be located on your right hand side.

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