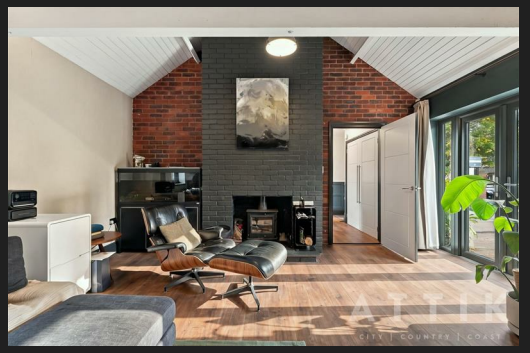
523A Earlham Road
Norwich
NR4 7HN









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523A Earlham Road

Guide Price £500,000

Fabulous detached bungalow & self-contained annex
Tucked discreetly away from the bustle of Earlham Road, this beautifully presented detached, single-storey home offers a wonderful sense of privacy, character and individuality in one of Norwich's most desirable residential locations. Thoughtfully renovated by the current owner, the property effortlessly combines impressive architectural features with contemporary comforts, whilst a versatile detached annexe and generous gated off-road parking add further appeal to this exceptional home.

At the heart of the accommodation is a spectacular reception room, where soaring vaulted ceilings and exposed timber beams create an immediate sense of space and character. Natural light enhances the room's impressive proportions, whilst a contemporary multi-fuel-burning stove provides a welcoming focal point, making this an inviting setting for both everyday living and entertaining. The well-appointed kitchen complements the living accommodation, whilst a conservatory offers a delightful additional space in which to sit back, unwind and enjoy views of the garden throughout the changing seasons.

The bedroom accommodation is equally well considered, with two generously proportioned double bedrooms offering comfortable single-level living. The principal bedroom enjoys the added luxury of its own en-suite shower room, whilst a stylish separate shower room serves the second bedroom and visiting guests. Beautifully maintained and presented throughout, the property offers the opportunity to move straight in and enjoy.

A particularly appealing feature is the detached one-bedroom annexe/studio, offering tremendous versatility to suit a variety of lifestyles. Whether utilised as a dedicated home office, creative studio, guest accommodation or a private retreat for visiting family, this additional space provides valuable flexibility, particularly for those looking to balance home and working life.

Outside, the property is set well back from Earlham Road, enjoying a private position complemented by generous off-road parking, a highly desirable advantage in this established city location. Solar panels and an electric vehicle charging point further enhance the home's practical and modern credentials.

The location is equally impressive. Earlham Road is renowned for its attractive residential surroundings, established neighbourhoods and excellent access to some of Norwich's most popular amenities. The beautiful open green spaces of Eaton Park are within easy walking distance, offering landscaped gardens, recreational facilities and wonderful opportunities for leisurely walks. The nearby University of East Anglia, with its extensive parkland and picturesque walks around the UEA Broad, is also conveniently placed, making the property particularly appealing to those connected with the university.

The Norfolk and Norwich University Hospital is easily accessible, as is Norwich city centre, where an excellent selection of independent shops, cafés, restaurants, cultural attractions and historic landmarks awaits. Everyday conveniences, local shops and transport connections are also close at hand, providing the perfect balance between peaceful residential living and the vibrancy of city life.

Combining architectural character, beautifully appointed accommodation and a remarkably flexible annexe, 523a Earlham Road presents a rare opportunity to enjoy distinctive single-storey living in a highly sought-after Norwich setting.

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

The Annex is rated separately for council tax - Band A













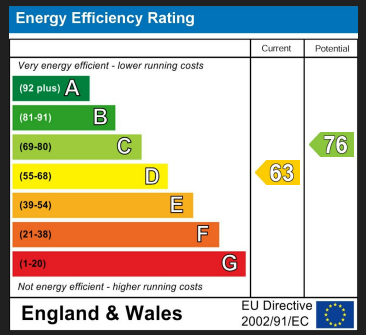
Local Authority

Norwich

Council Tax Band

D

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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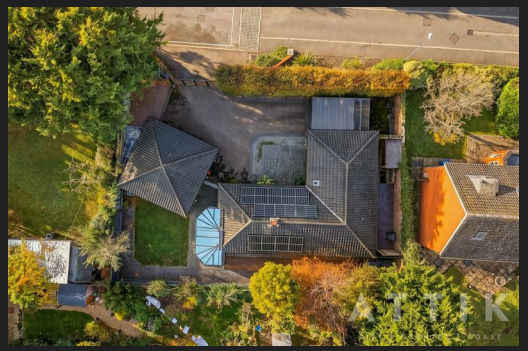



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