



Earlham Road
Norwich, NR4 7HL
Guide Price £475,000 - £500,000

claxtonbird
residential

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*** Guide Price £475,000 - £500,000 *** Situated on the ever-popular Earlham Road, this enchanting mid-terrace period house offers an excellent opportunity for those seeking a spacious family home within a convenient location. Featuring four generously sized bedrooms, this property is designed for those who value spacious living in a lively community. Internally, you'll appreciate the thoughtfully modern interior, with newly fitted carpets that enhance the warm and welcoming ambience. The highlight of this home is the expansive living area that effortlessly connects the kitchen and family room, making it an ideal space for entertaining family and friends. Step outside to discover a lovely enclosed garden, complete with a newly laid patio seating area, perfect for enjoying alfresco dining during those sunny days. With its prime location, modern features, and spacious layout, this mid-terrace home is truly a must-see. Offered for sale with no onward chain.

Entrance Hall

Entrance door, stairs to the first floor and radiator.

Sitting Room 13'2" x 13'3" + bay (4.01m x 4.04m + bay)

Large double glazed bay window to the front aspect, original fireplace with tiled surround and hearth, ceiling rose, picture rail and radiator.

Kitchen 11'2" x 10'10" (3.40m x 3.30m)

Modern fitted kitchen comprising a range of matching wall and base units with work surfaces over, inset sink unit, built-in electric oven with inset electric hob, door to the rear and door to utility room.

Utility Room 6'7" x 5'8" (2.01m x 1.73m)

Plumbing for washing machine and gas central heating boiler.

Cloakroom

WC and wash hand basin.

Family Room 18'4" x 12'6" (5.59m x 3.81m)

Double glazed window to side aspect, double glazed French doors leading out to the garden, and radiator.

First Floor Landing

Doors to all bedrooms, dressing room and shower room.

Bedroom 14'4" x 13'3" (4.37m x 4.04m)

Double glazed bay window to the front aspect, radiator and door to dressing room/study.

Dressing Room/Study 9'5" x 4'4" (2.87m x 1.32m)

Double glazed window to front aspect.

Bedroom 13'2" x 11'1" (4.01m x 3.38m)

Double glazed window to side aspect, built-in wardrobe and radiator.

Bedroom 9'3" x 8'7" (2.82m x 2.62m)

Double glazed window to the side, airing cupboard housing the water cylinder, and radiator.

Bedroom 12'6" x 9'9" + bay (3.81m x 2.97m + bay)

Double glazed bay window to rear aspect and radiator.

Shower Room

Newly fitted modern white suite comprising large shower cubicle, wash handbasin, WC, chrome towel rail and double glazed window window to side aspect.

Front Garden

Traditional walled front garden with pathway leading to the entrance door.

Rear Garden

Enclosed good-sized garden with patio seating area and pathway leading to rear access gate and single garage.

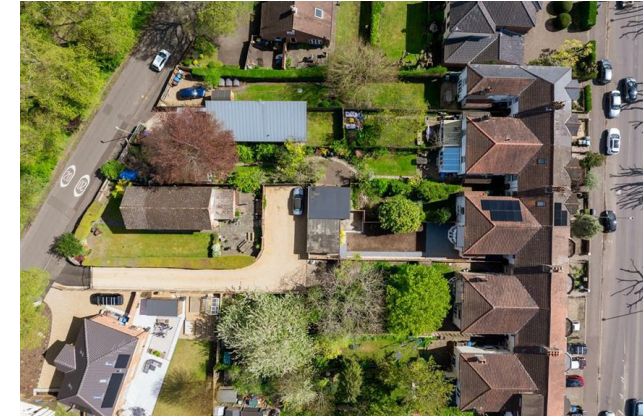
Garage

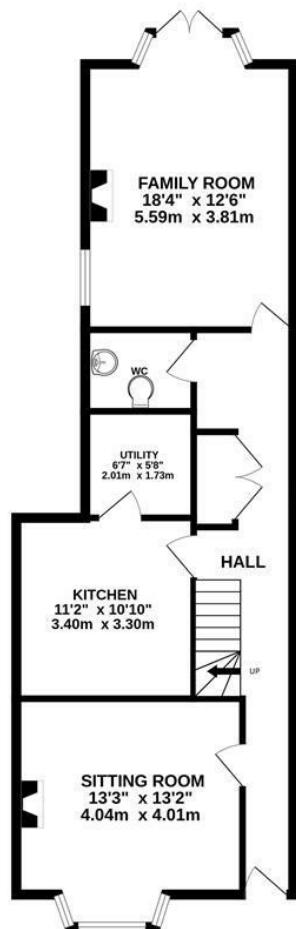
Up and over door.

Agents Note

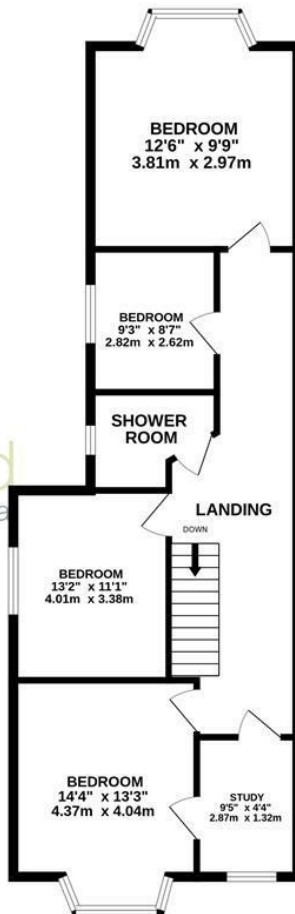
Council Tax Band E

The property is approximately 152 square metres (as measured on the EPC)



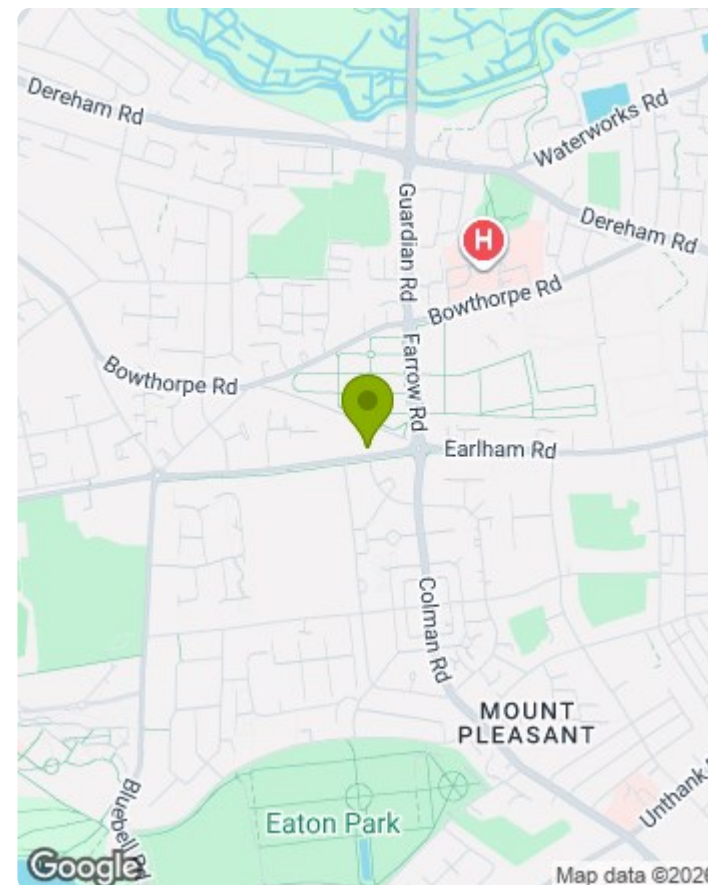


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TOTAL FLOOR AREA: 1636sq.ft. (152.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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