



THE STORY OF

523a Earlham Road

Norwich, Norfolk

SOWERBYS



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Norwich, Norfolk
NR4 7HN

Beautifully Presented Single Story Home

Spectacular Vaulted Reception Room with Beams

Two Generous Double Bedrooms

Principal Bedroom with En-Suite Shower Room

Versatile One-Bedroom Annexe/Studio

Ideal Home Office or Guest Suite

Generous Private Off-Road Parking

Highly Desirable Earlham Road location

Moments from Eaton Park

Easy Access to City and UEA

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A hidden gem on one of Norwich's most prestigious addresses, this exceptional detached bungalow has been transformed by the current owner to create a home that is both unique and practical. Beautifully presented throughout, it offers impressive space, with a versatile detached annexe ideal for a dedicated home office.

At the heart of the home is the stunning reception room, where a vaulted ceiling with exposed beams creates a striking focal point. Filled with natural light and centred around a contemporary wood burning stove, it is a space perfectly suited to both relaxing and entertaining. The accommodation flows into the well-appointed kitchen, while a conservatory provides a peaceful place to enjoy the garden year round.



The principal bedroom benefits from an en-suite, while a second generous double bedroom is served by a stylish shower room, providing comfortable and flexible single level living. The property has been thoughtfully renovated and is ready to move straight into.

The detached studio annexe, converted from the former garage, is a particularly valuable addition. Complete with a kitchenette and en suite, a work from home space.



Set back from the ever popular Earlham Road, the property enjoys extensive off road parking, a rare advantage in such a sought after location. Eaton Park is within walking distance, while Norwich city centre, the University of East Anglia and the Norfolk & Norwich University Hospital are all easily accessible.



Vaulted ceiling in sitting room creates an exceptional sense of light and space, a highly desirable feature rarely found in the area.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Norwich

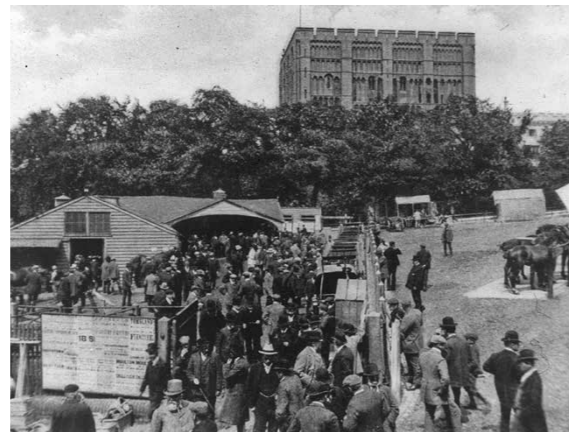
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“Central yet quiet location close to the city, UEA and amenities. Private, not overlooked, with an excellent floorplan and rare central bungalow setting.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///alert.speeds.wizard

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SOWERBYS

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