

Earlham Road

Norwich, NR2 3RH

Guide Price £650,000 - £675,000

claxtonbird
residential

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*** Guide Price £650,000 - £675,000 ***This substantial detached home offers an exceptional amount of space and versatility, with four distinct ground-floor living areas, three generous bedrooms and a fourth bedroom that also works particularly well as a nursery or home office. The house has been significantly improved during the current owners' time here. Recent work includes the upgrade of the existing ground-floor WC to create a practical shower room, a completely new four-piece family bathroom and the transformation of the principal sitting room with fitted storage, shelving and a contemporary fire. The hall, landing, bedrooms and wider living accommodation have also been refreshed, creating a lighter and more cohesive home while retaining the property's original character and proportions. The ground floor combines both separate and interconnected living spaces. The front sitting room provides a quieter principal reception room, while the family room opens into the garden room, with French doors leading directly onto the rear garden. A separate dining room connects through to the kitchen, making the layout equally suited to everyday family life and entertaining. Outside, a private driveway provides parking for three cars and leads to a carport and large tandem garage. The substantial south-facing rear garden is arranged across a broad main lawn and a further natural garden area, with mature planting, a summer house, pond and timber sheds. The property is well placed for Eaton Park, well-regarded local schools, Norwich city centre and the wider amenities of NR2.

Entrance Porch
Glazed entrance door, glazed door to hallway, door to:

Shower Room
A newly upgraded ground-floor shower room, formerly a WC, comprising a step-in shower enclosure with rainfall shower, fitted wash basin and WC, radiator and front-facing double-glazed window.

Entrance Hall
Spacious entrance hall with stairs leading to the first floor with understairs storage cupboard, stripped floorboards, radiator, doors to Kitchen, Family Room and:

Sitting Room 13'9" x 11'10+bay (4.19m x 3.61m+bay)
A bright and beautifully updated principal reception room with a wide front-facing bay window, decorative stained-glass detailing, fitted storage and shelving, a contemporary electric fire and two radiators.

Family Room 11'4" x 10'9" (3.45m x 3.28m)
With feature cast iron wood burner, radiator, open arch to:

Garden Room 11' x 9'9" (3.35m x 2.97m)
With two radiators, two skylights and French doors to the rear garden. Door to:

Dining Room 11' x 8'6" (3.35m x 2.59m)
Radiator, double glazed window to the rear, door to the side and open arch to:

Kitchen 10'9" x 8'5" (3.28m x 2.57m)
Fitted with a range of matching base and eye level units with work surfaces over, built in electric oven and inset electric hob, space and plumbing for dishwasher, inset single drainer sink unit with mixer tap, radiator and double glazed window to the side.

Utility Room 7'5" x 4'8" (2.26m x 1.42m)
A useful utility and pantry space with a fitted sink and room for a washing machine and tumble dryer.

First Floor Landing
Doors to all bedrooms and family bathroom, built in cupboard with hot water cylinder, window to the side

Bedroom One 14'2" x 11'10" (4.32m x 3.61m)
Radiator and double glazed bay window to the front.

Bedroom Two 11'3" x 11'1" (3.43m x 3.38m)
Decorative cast iron fireplace, radiator and double glazed window to the rear.

Bedroom Three 9'7" x 8'6" (2.92m x 2.59m)
Radiator and double glazed window to the rear.

Bedroom Four 11'1" x 5'4" (3.38m x 1.63m)
A versatile fourth bedroom, nursery or home office with a radiator and front-facing double-glazed window.

Family Bathroom
A brand-new and beautifully finished four-piece family bathroom comprising a generous freestanding bath with central mixer tap, separate shower enclosure with rainfall shower and hand-held attachment, fitted wash basin and WC, heated towel radiator and side-facing window.

Outside
A private driveway provides off-road parking for three cars, with an EV charging point, which leads to the carport and large tandem garage. To the rear is a substantial south-facing garden, predominantly laid to lawn with mature trees and established planting. Beyond the main lawn is a further natural garden area with a summer house, pond and timber sheds.

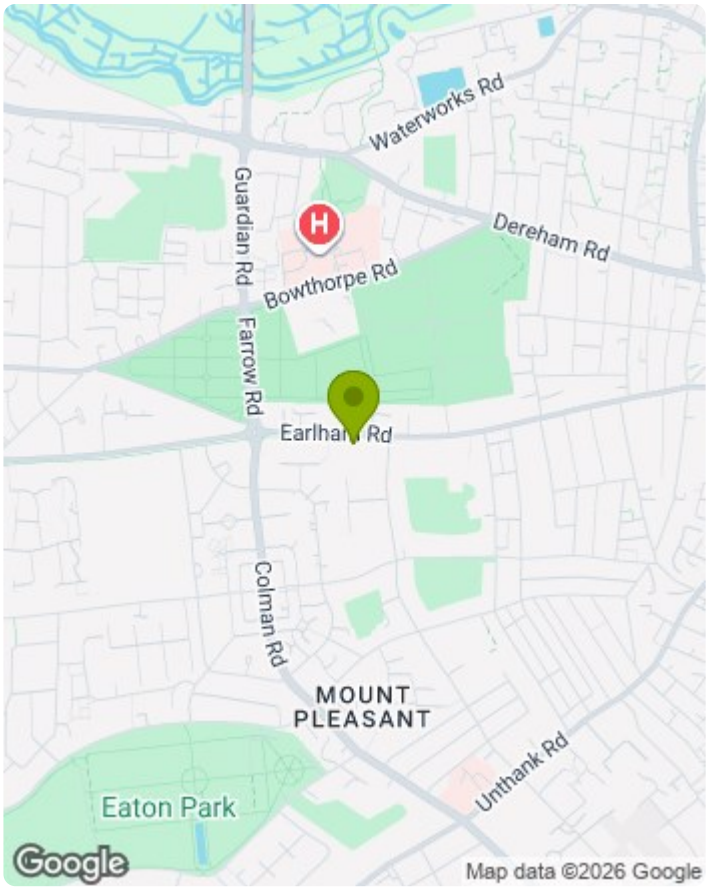
Agents Note
Council Tax Band E

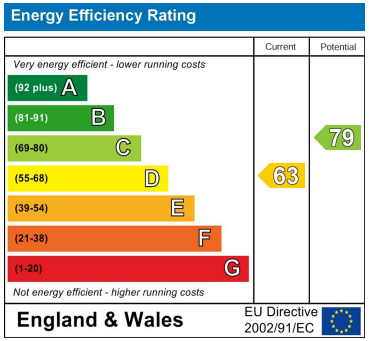












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