



Earlham Road
Norwich, NR2 3RF
Offers in the region of £425,000

claxtonbird
residential

Earlham Road, Norwich, NR2 3RF

Welcome to this charming terraced house located on Earlham Road in the sought-after Golden Triangle area of Norwich. This period conversion of a Victorian school dormitory boasts a unique character that is sure to captivate your heart. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property offers two double bedrooms and a third single bedroom/office, providing ample space for family or for those in need of a home office. With two well-appointed bathrooms, morning routines will be a breeze in this delightful abode. Parking couldn't be more straight forward with space for two vehicles, ensuring convenience for you and your guests. Located in the vibrant Golden Triangle area, you'll have easy access to a variety of local amenities, trendy cafes, and beautiful parks. Earlham Road offers the perfect blend of city living and community charm. Don't miss out on the opportunity to own a piece of history with this Victorian school dormitory conversion. Embrace the character, embrace the location, and make this house your home sweet home.

Entrance Reception

Double glazed entrance door and windows, built in cupboard, slate flooring and door to kitchen.

Kitchen 13'5" x 8'2" widening to 12'9" max (4.09m x 2.49m widening to 3.89m max)

German fitted kitchen comprising a range of matching wall and base units with quartz worktop over, inset stainless steel sink unit, built in Neff double oven and hob with extractor hood over, built in washer / dryer and dishwasher, space for american style fridge freezer, radiator and doors to dining room and shower room.

Shower Room

White suite comprising tiled shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.

Dining Room 13'3" x 10'6" (4.04m x 3.20m)

Double glazed window to front aspect, stairs to first floor, engineered wood flooring, radiator and door to sitting room.

Sitting Room 11'7" x 11'8" (3.53m x 3.56m)

Light and airy room with high ceiling, double glazed window to front aspect, feature cast iron fireplace, engineered wooden flooring and radiator.

First Floor Landing

Double glazed window to rear aspect and radiator.

Bedroom One 12'9" x 11'7" (3.89m x 3.53m)

Double glazed window to front aspect, two built in wardrobes and radiator.

Bedroom Two 13'7" into wardrobes x 9'8" max (4.14m into wardrobes x 2.95m max)

Double glazed window to front aspect, built in wardrobes with sliding doors and radiator.

Bedroom Three 9'7" x 7'4" (2.92m x 2.24m)

Double glazed window to front aspect, fitted shelving, loft access and radiator.

Bathroom

White suite comprising bath with mixer tap, pedestal wash hand basin, WC, radiator and window to rear aspect.

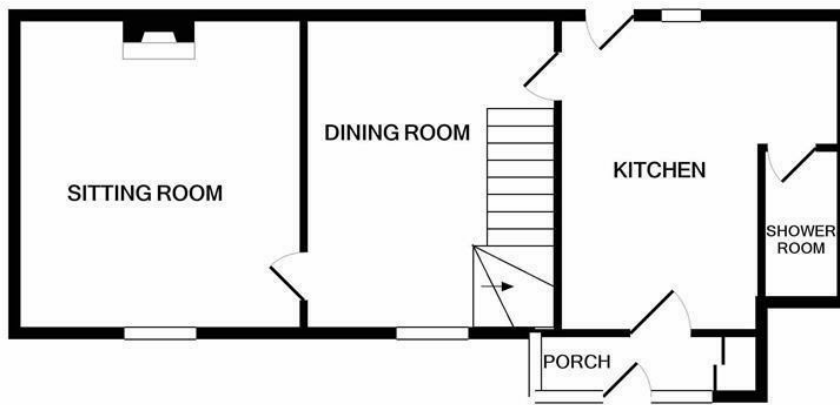
Outside

The property is set back from the road with a 65 ft South facing front garden laid predominately to lawn with numerous trees, plants and shrubs, patio terrace and garden shed. To the rear of the property there is a covered area providing parking for two vehicles and storage shed.

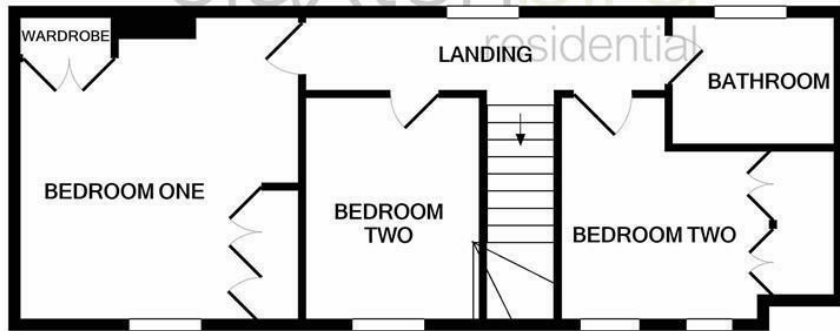
Agents Note

Council Tax Band D





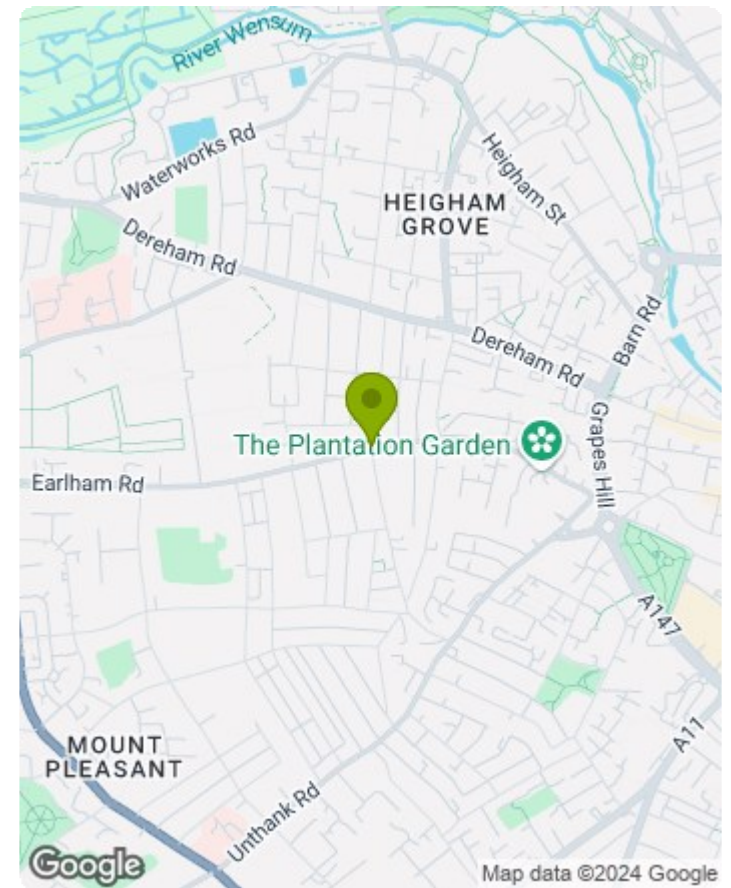
GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)

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. 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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