

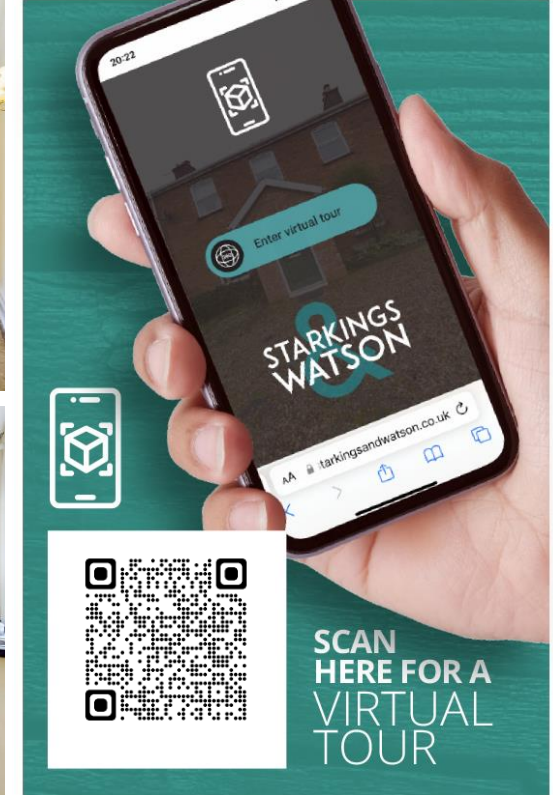
EARLHAM ROAD

Norwich NR4 7HL

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- No Chain!
- Mid-Terrace Home
- On Road Parking
- Three Reception Rooms
- Separate Conservatory
- Four Bedrooms
- Two Shower Rooms
- Enclosed Garden for Landscaping

### IN SUMMARY

NO CHAIN. This MID-TERRACE PERIOD HOME occupies a SOUGHT AFTER LOCATION on the outskirts of NORWICH. Having undergone a SERIES of RENOVATIONS, the property now offers a blank canvas for a new buyer to make the property their own. Extending to 1650 Sq. ft (stms) of accommodation internally, a FLEXIBLE LAYOUT is ideal for a GROWING FAMILY, or those looking at LETTING on a HMO basis. The accommodation includes a large HALL ENTRANCE, 15' BAY FRONTED SITTING ROOM, 11' dining room/study, fitted KITCHEN, and 13' FAMILY ROOM - in turn leading to a SHOWER ROOM and CONSERVATORY. Upstairs, the landing leads to FOUR BEDROOMS - the main being BAY FRONTED, with a first floor SHOWER ROOM. The outside GARDEN is ready for landscaping, being FULLY ENCLOSED and incorporating a PATIO space.

### SETTING THE SCENE

Fronting Earlham Road, a tiled pathway leads to the front door, with a brick walled boundary enclosing a front garden which is ready for landscaping. On road

permit parking can be found outside.

### THE GRAND TOUR

Heading inside, the hall entrance leads to all the main living spaces on the ground floor, with a small porch entrance, and stairs rising to the first floor with storage under. The reception rooms include the bay fronted sitting room with a feature fire surround and high ceiling, with a study/dining room next door. Both are finished with electric heating and are ready for floor coverings. The kitchen offers an array of storage units with integrated cooking appliance, and space for general white goods - a door leads to the side of the property. To the rear of the property, the family room is also ready for flooring, with a feature fire surround, and double doors to the conservatory, which extends the living space whilst providing garden access. Lastly, a shower room leads off, with a white three piece suite and tiled splash backs. Upstairs, the landing is a good size and complete with storage heaters, with doors to four bedrooms, including the large bay fronted main bedroom with two front facing windows. The first floor shower room includes a white three piece suite with tiled splash backs.

### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, provided level and ready for landscaping, with a patio from the conservatory.



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### OUT & ABOUT

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

### FIND US

Postcode : NR4 7HL

What3Words : ///clap.waving.winter

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

Price:



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**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1650.43 ft<sup>2</sup>  
 153.33 m<sup>2</sup>



Floor 1



Ground Floor

