



THE STORY OF
71 Earlham Road
Norwich, Norfolk

SOWERBYS

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Norwich, Norfolk,
NR2 3RD

Superb Period Residence

Highly Versatile Accommodation

Wealth of Period Features

Grand Proportions

Four/Five Bedrooms

Spacious Wrap Around Garden

Amongst the Most Sought After Addresses in the City

Wealth of Amenities on the Doorstep

Fulfilling and Functional City Home

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“We would describe our home as grand,
light and welcoming.”

Nestled within Norwich's coveted Golden Triangle, this outstanding family residence epitomizes distinguished architecture synonymous with the city's finest period homes. Spanning over 1,900 sq. ft across four floors, this grand end-of-terrace property offers elegant accommodation adaptable to the dynamic demands of modern family life, providing a sanctuary in the heart of Norwich's most desirable locale.

Upon a classic tiled entrance, the front door reveals a welcoming hallway flanked by two formal receptions, exuding the

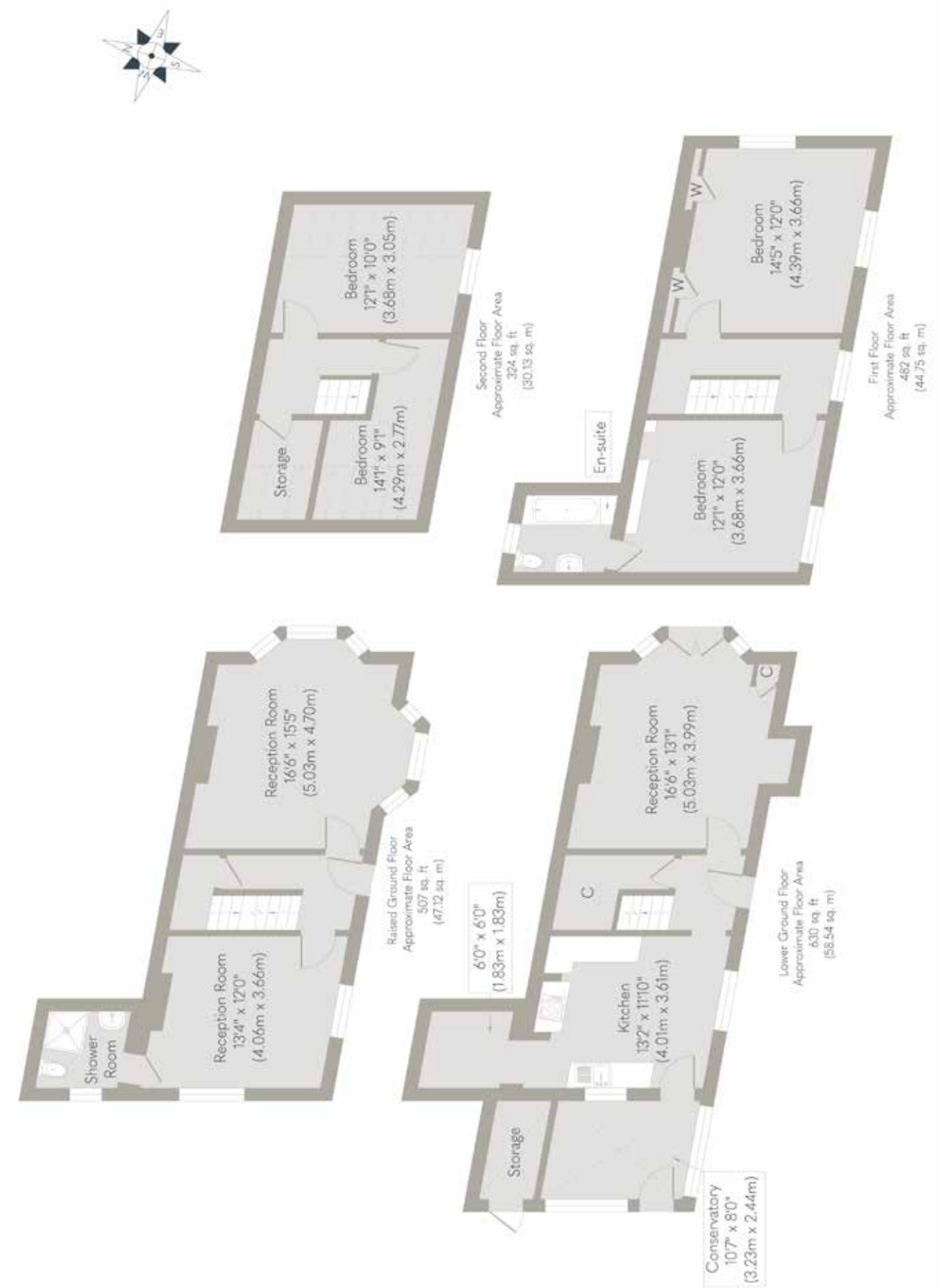
volume and drama expected of such a refined period abode. Flooded with natural light from two full-height original bay windows, the sitting room emanates warmth, while an additional reception, complemented by an adjoining shower room, showcases the home's versatility, suitable for various purposes including a ground floor bedroom.

The kitchen, positioned between the dining room and a conservatory, forms a delightful hub for year-round hosting, from casual family meals to grand gatherings.



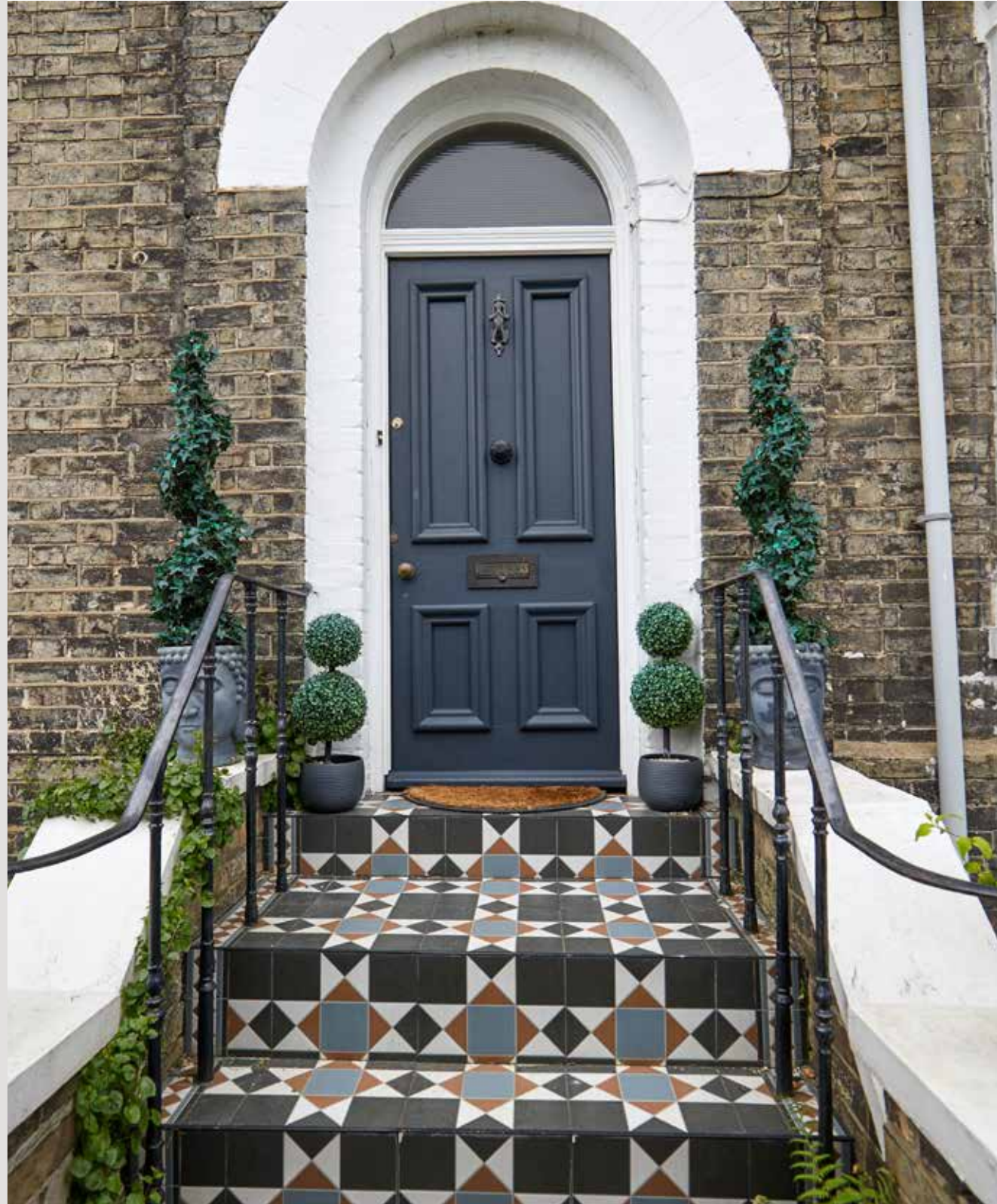
Four spacious double bedrooms grace the first and second floors, including a principal bedroom with a well-appointed en-suite. With generous proportions and ample natural light throughout, the top floor bedrooms offer panoramic city views.

“We moved into 71 from 35, we loved the area so much and the new property gave us much more space for day to day living.”



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.

A standout feature of this home is its splendid garden. Positioned at the end of the terrace, the plot envelops the property, offering secluded areas for relaxation, sunny spots for basking, and a tranquil environment that belies its central location amidst a wealth of amenities.





ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the

1,000-year-old Norwich Cathedral. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“One of our favourite spots in the house is seeing what seems to be the entire city through the upstairs windows.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0634-0224-0300-0162-7222

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: ///horn.copies.snows

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