

Minors & Brady
NORWICH
FOR SALE
01603 365085



539 Earlham Road, Norwich
Norwich



Minors & Brady

539 Earlham Road

Norwich

Set within one of Norwich's most sought-after neighbourhoods, this substantial detached home offers spacious, flexible living perfectly suited to modern family life. A series of bright, inviting reception spaces, including a generous sitting room for relaxed evenings, a formal dining area for gatherings, and a conservatory overlooking the garden, create an easy flow for both everyday routines and entertaining. The refurbished kitchen is thoughtfully arranged with quality appliances and practical workspaces, while four well-proportioned double bedrooms and a family bathroom provide comfort and privacy upstairs. Outside, the large enclosed garden, complete with patio, sweeping lawn, fish pond and mature trees, offers a peaceful retreat for children to play and adults to unwind. With gated access, ample parking, and excellent proximity to the city's schools, parks and amenities, this home brings together space, convenience and a calm, family-friendly setting in one of Norwich's finest locations.



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- Substantial detached residence proudly positioned within a prime location of the city of Norwich
- Incredible family home showcasing spacious and flexible accommodation that you can easily adapt to your own preferences and style
- Retains the properties traditional character features including high ceilings, cast iron fireplaces, stained glass windows and original flooring
- Grand sitting room accentuated by a cast iron fireplace and a front-facing bay window, inviting relaxation and entertaining
- Formal dining room featuring a cast iron fireplace, encouraging intimate family meals and casual gatherings
- Internal double doors opening into a light-filled conservatory that extends the reception space and offers views of the garden
- Refurbished kitchen equipped with quality cabinetry, wooden worksurfaces, an integrated double oven, a gas hob, two integrated fridge/freezers and under-counter areas for laundry appliances
- Four double bedrooms, two with cast iron fireplaces and built-in wardrobes
- Large, private garden featuring a patio for seating arrangements, a fish pond, a sweeping laid to lawn and mature trees
- A gated driveway providing ample off-road parking and a 20ft garage/workshop for storage options



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Location

Earlham Road runs west out of Norwich city centre and is one of the city's most convenient residential corridors, offering quick, direct access to everything the centre provides, from independent restaurants and cafés to shops, galleries, theatres and weekly markets. The road has its own useful cluster of local amenities too, including small supermarkets, bakeries, takeaways and long-established pubs, making day-to-day living straightforward without relying on the city centre. Families benefit from several nearby schools such as Recreation Road Infant School, The Parkside School, St. John's Catholic Infant and Nursery School and City Academy Norwich, while the University of East Anglia sits just minutes away with its lakeside walks, Sportspark facilities and extensive green spaces. The Norfolk & Norwich University Hospital is also within easy reach, making the area practical for healthcare staff and students. Travel connections are strong: Norwich train station and Norwich International Airport can be reached by a short drive or regular bus routes, and the surrounding parks, cycle paths and tree-lined streets support a relaxed but active lifestyle.



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Proudly positioned within one of Norwich's most sought-after locations, this exceptional family home combines timeless character with adaptable, contemporary living. Retaining an array of traditional features, including high ceilings, original flooring, cast iron fireplaces, and stained glass windows., the property exudes charm while offering the flexibility to tailor the space to your own lifestyle.

Approached via gated access, the residence showcases a large shingle driveway providing ample off-road parking for multiple vehicles. Step through the welcoming entrance hall, flooded with natural light, complete with a convenient under-stairs WC.

The grand sitting room, with its front-facing bay window and cast iron fireplace, provides an inviting space for both relaxation and entertaining. Adjacent, the formal dining room, also featuring a cast iron fireplace, offers a warm and intimate setting for family meals or casual gatherings. Double doors open seamlessly into a light-filled conservatory, extending the reception space and framing views of the garden. Positioned on the ground floor is a flexible bedroom, with the option to be a home office, study or a cosy snug.

At the heart of the home, the refurbished kitchen combines practicality with style. Fitted with quality cabinetry, wooden worksurfaces, an integrated double oven, gas hob, two integrated fridge/freezers, and under-counter space for laundry appliances, it is a space that will inspire culinary creativity.

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Upstairs, three generous double bedrooms await, two of which retain original cast iron fireplaces and built-in wardrobes, while the family bathroom features a classic three-piece suite, offering comfort and privacy for the household.

Outside, the property continues to impress. A large, private garden is complete with a patio for seating and entertaining, a decorative fish pond, sweeping lawns, and mature trees that offer both privacy and a sense of serenity. A 20ft garage/workshop provides flexible storage options, completing the practical and lifestyle appeal of this remarkable home.

This is a property that effortlessly blends period charm with contemporary living, offering a rare opportunity to secure a substantial family residence in a prime Norwich location.

Agents note

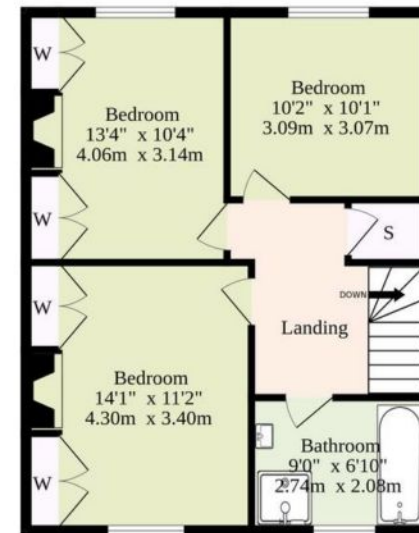
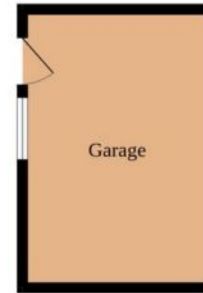
Freehold



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Ground Floor
920 sq.ft. (85.5 sq.m.) approx.

1st Floor
518 sq.ft. (48.1 sq.m.) approx.



Sqft Excludes The Garage

TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dreaming of this home?

Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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