



119 Earlham Road, Norwich
Norwich



Minors & Brady

119 Earlham Road

Norwich

In the heart of Norwich, this extended mid-terrace residence effortlessly combines timeless character with contemporary family living. Positioned just moments from the city centre, it offers three floors of versatile, light-filled accommodation, from the elegant front reception with its bay window and decorative fireplace to the extended living and dining space, complete with bi-fold doors, skylights, and a wood-burning stove. Three generous bedrooms, a family bathroom, and a self-contained second-floor annexe provide adaptable living, while the meticulously landscaped garden offers a private retreat. With on-road permit parking and the city's cultural, dining, and shopping highlights on your doorstep, this home presents a refined lifestyle without compromise.

Agents note

Freehold



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- Extended mid-terrace residence positioned in a prime location within the vibrant city of Norwich, moments away from the city centre
- Exceptional family home showcasing spacious and flexible accommodation across three floors, ready to adapt to your own preferences and style
- Self-contained annexe located on the second floor, offering a kitchen, living room, a double bedroom and a shower room, with eaves storage
- Two large reception rooms featuring high ceilings, decorative fireplaces, original wooden flooring and a front-facing bay-window
- Light-filled garden room that extends the reception space, with the potential to be a utility/boot room for laundry and storage usage
- Country-style kitchen fitted with cabinetry, a freestanding oven and under-counter areas for appliances, flowing into the extension
- Extended living/dining room with large bi-fold doors, two skylights and a multi-fuel wood burner, perfect for family living and hosting occasional gatherings
- Three first-floor bedrooms offering comfort and privacy, one with a Juliet balcony, along with a family bathroom
- Beautifully established garden featuring paved areas for seating arrangements, planted beds, a fish pond and mature trees



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Explore the city of Norwich

Earlham Road is one of Norwich's most well-regarded residential thoroughfares. Situated just under two miles west of the city centre, it provides excellent access to Norwich's historic heart, with its cobbled lanes, boutique shopping, and cultural attractions, while maintaining a quieter, leafy feel for residents.

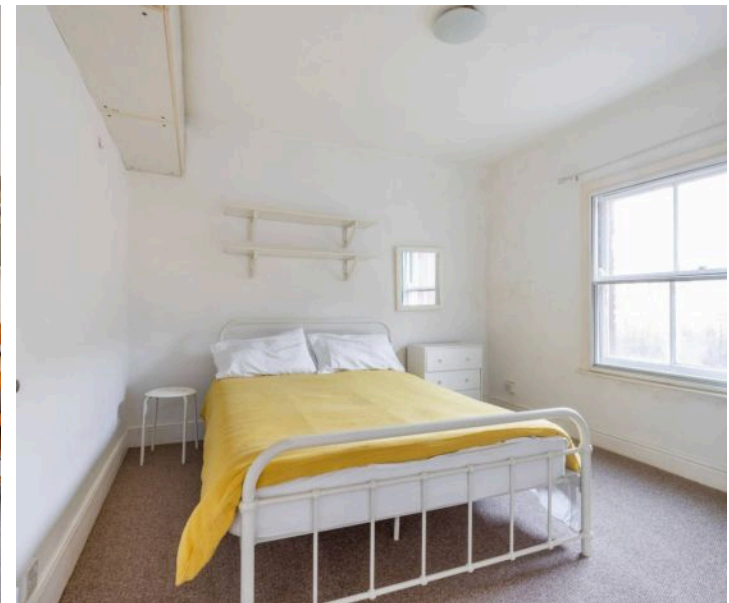
The area benefits from a wide array of local amenities. A short stroll along the road brings you to a selection of independent shops, cafés, and eateries, complemented by well-known high-street retailers within easy reach. The nearby Golden Triangle and Unthank Road offer additional options for boutique shopping and weekend browsing.

Families are well catered for, with highly regarded schools nearby including Earlham Primary School, Norwich School, and the independent Norwich High School for Girls. The University of East Anglia (UEA) sits just a mile west along Earlham Road, making the area particularly popular with students, academics, and professionals seeking proximity to campus life.

Transport links are strong, with regular bus services running along Earlham Road connecting directly to the city centre and surrounding suburbs. Norwich railway station is easily accessible, providing direct routes to London and other major cities. Norwich Airport is approximately four miles away, facilitating convenient national and European travel.

The lifestyle along Earlham Road is defined by its accessibility, community focus, and quiet sophistication. Residents enjoy a combination of city convenience, educational opportunities, and well-connected transport, all within a neighbourhood that retains a strong sense of character and local identity.

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Positioned in a prime Norwich location, just moments from the vibrant city centre, this extended mid-terrace residence offers a rare combination of character, space, and lifestyle versatility. Spanning three floors, the home presents an exceptional opportunity for families seeking a flexible, light-filled environment in a city setting.

A charming storm porch, complete with a traditional stained-glass front door, leads into an inviting entrance hall, where stylish patterned tiles introduce a sense of warmth and refinement. A convenient ground-floor WC adds to the practical layout, while two generous reception rooms, featuring high ceilings, original decorative fireplaces, and classic wooden flooring, provide elegant spaces for both relaxation and entertaining. The front reception room is enhanced by a bay window that fills the space with natural light, creating an atmosphere of calm and comfort.

The home seamlessly combines traditional character with contemporary living. A bright garden room extends the reception space and could also serve as a practical utility or boot room, ideal for modern family life. The country-style kitchen, thoughtfully fitted with cabinetry, a freestanding oven, and under-counter appliance spaces, flows naturally into the extended living/dining room. This impressive space is flooded with light from two skylights and large bi-fold doors, while a multi-fuel wood burner provides a cosy focal point for family gatherings and weekend entertaining alike.



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Upstairs, three well-proportioned bedrooms offer comfort and privacy, including one with a Juliet balcony that captures city views and sunlight. A family bathroom completes the first-floor accommodation, while the second floor houses a self-contained annexe, featuring a kitchen, living area, double bedroom, shower room, and eaves storage, a perfect space for guests, teenagers, or even a home office.

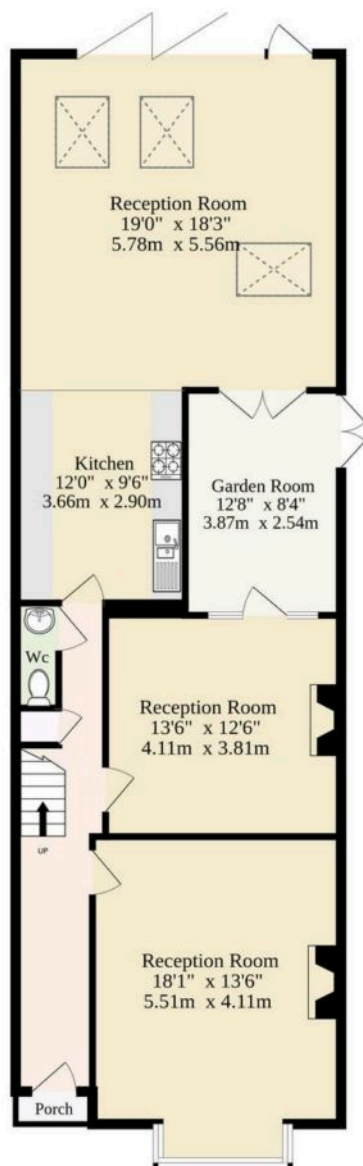
Externally, the property is equally impressive. A beautifully established rear garden offers paved seating areas, mature planted beds, a tranquil fish pond, and towering trees that create a private and serene outdoor retreat. The front garden has been carefully maintained, enhancing the home's street presence, while on-road permit parking ensures convenience in this sought-after location.

This home is more than just a residence, it's a lifestyle. With its elegant proportions, versatile accommodation, and effortless connection to Norwich's culture, dining, and shopping, it offers a rare opportunity to embrace city living without compromising on space, character and community.



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Ground Floor
1121 sq.ft. (104.1 sq.m.) approx.



1st Floor
826 sq.ft. (76.7 sq.m.) approx.



2nd Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 2448 sq.ft. (227.4 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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