



553 Earlham Road, Norwich

Norwich



Minors & Brady

553 Earlham Road

Norwich, Norwich

Designed to support multi-occupancy living, this substantial eight-bedroom detached home is set in a sought-after West Norwich location, just a short distance from the University of East Anglia. Offering a generous and practical layout, the property features two well-equipped kitchens, including a main kitchen with adjoining dining area enhanced by a light-filled extension with wide glazing and direct access to the rear garden. There are also two separate lounge areas, providing ample communal space for occupants, along with a dedicated laundry room. With three bedrooms and a bathroom on the ground floor, five further bedrooms on the first floor served by a bathroom and separate shower room, alongside an enclosed rear garden and ample off-road parking, this is a ready-made student investment with strong ongoing demand, while also offering scope for updating and the opportunity to adapt the space to suit individual requirements.

Location

Earlham Road is a well-connected and popular route to the west of Norwich city centre, offering direct access into the heart of the city as well as out towards the Norfolk countryside. The area is particularly favoured for its close proximity to the University of East Anglia, making it ideal for students and academic staff, while the nearby Norfolk and Norwich University Hospital adds further appeal for healthcare professionals. A wide range of local amenities can be found along Earlham Road itself, including independent shops, cafés, supermarkets, and regular bus services providing easy transport links into the city centre, the university campus, and surrounding areas. Eaton Park is also within easy reach, offering extensive green space, sports facilities, and leisure opportunities.





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Internal accommodation begins with an entrance hall, providing access to the ground floor rooms, a WC and staircase rising to the first floor. The layout then opens into a spacious kitchen and dining room, fitted with light wood effect base and eye level units, dark work surfaces and tiled flooring. There is ample space for appliances, while a step up leads into the dining area, finished with wood effect flooring and space for a large table and chairs. This area is well lit by a wide window and opens into a bright adjoining space with surrounding glazing and direct access out to the rear garden.

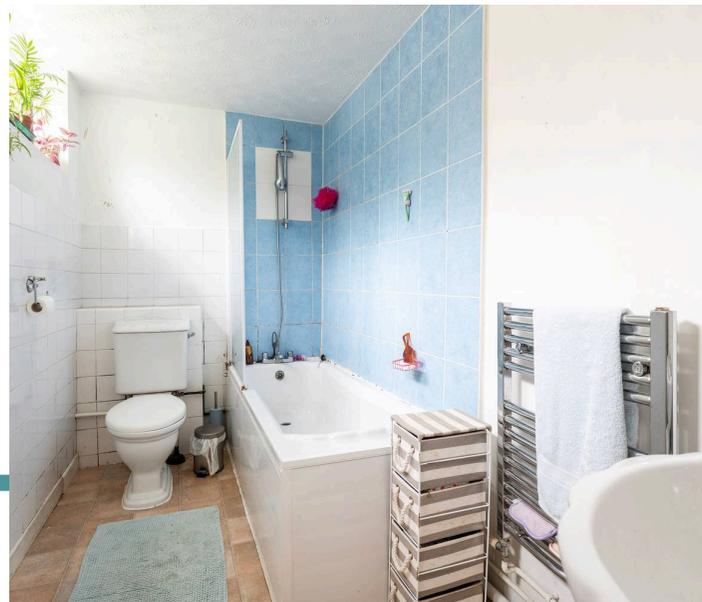
From the dining space, access leads through to a lounge, featuring wood effect flooring and a front facing window, providing a comfortable communal area.

Continuing through the property, a second kitchen is arranged in a galley style, fitted with matching light wood effect units, tiled splashbacks and long runs of work surface to both sides. Windows along one side allow for natural light, and there is further space for appliances. This connects directly into an additional reception room, currently used as a second lounge, offering another shared living area.

A separate laundry room is positioned off the main layout, fitted to accommodate washing machines and dryers, with practical flooring, wall units and additional storage space.

The ground floor, which is partially insulated, also hosts three bedrooms, all of good proportions, including a bay fronted room with wood effect flooring and others with laminate style finishes. One bedroom is positioned to the rear, accessed beyond the glazed dining area, offering a more private layout within the house. These rooms are served by a bathroom fitted with a bath, shower over, wash hand basin and WC, with tiled walls surrounding the bath.

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Upstairs, a landing provides access to five further bedrooms along with a useful storage area. Each bedroom is well sized and arranged for multi occupancy living, with some rooms including wash hand basins. The first floor is served by a main bathroom fitted with a bath and overhead shower, wash hand basin and WC, as well as a separate shower room with shower, wash hand basin and WC.

Externally, the rear garden is enclosed with fenced boundaries and laid mainly to lawn, offering a usable outdoor space. There is also a patio area positioned directly outside the property, providing space for seating and easy access from the rear, with scope to landscape further to suit individual requirements.

To the front, a large gravel driveway provides off road parking for multiple vehicles.

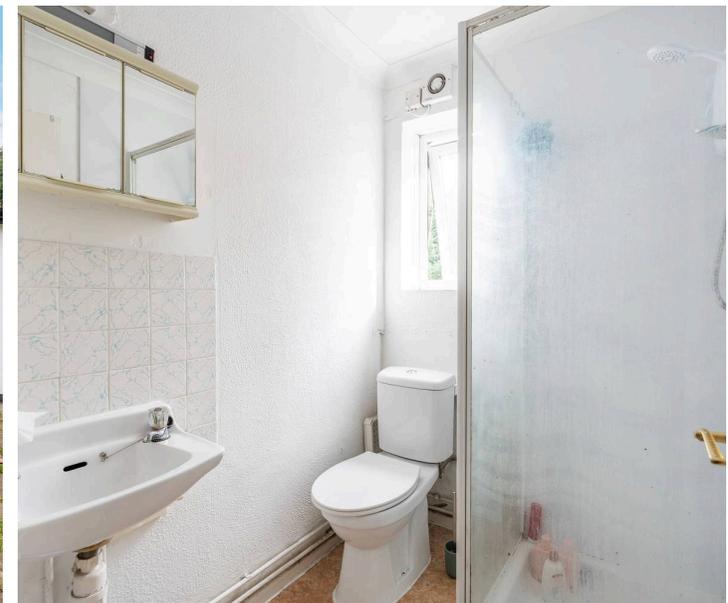
A spacious and practical home in a well connected location, offering excellent potential for student accommodation with strong ongoing demand.

Agents notes

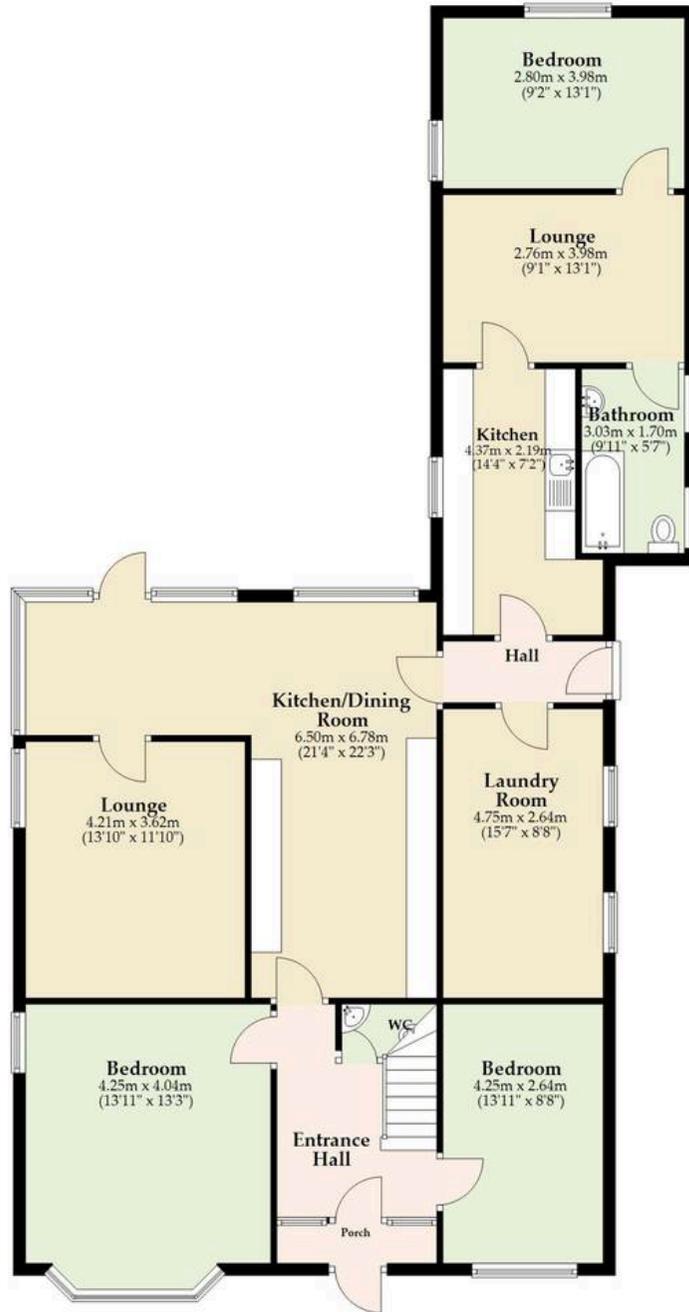
Sold freehold, connected to main services water, electricity, gas and drainage.

Gas Central Heating

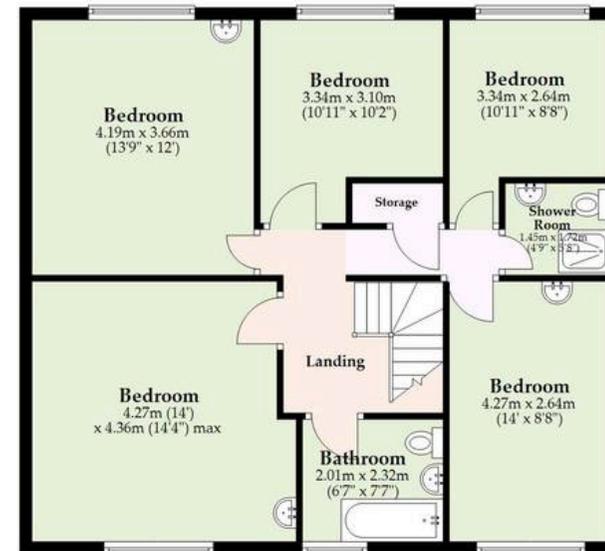
Council Tax Band- F



Ground Floor
Approx. 140.8 sq. metres (1515.7 sq. feet)



First Floor
Approx. 81.6 sq. metres (878.5 sq. feet)



Total area: approx. 222.4 sq. metres (2394.2 sq. feet)

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.
Plan produced using PlanUp.

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