



450 Earlham Road, Norwich
Norwich



Minors & Brady

This is the kind of home that doesn't just offer space, it offers possibility from the moment you step inside. Set on the well-regarded Earlham Road, it immediately feels established, practical, and quietly full of personality in a way that sets it apart from the usual family properties. The layout has been thoughtfully adapted to modern life, giving you multiple living areas that can shift and evolve depending on the needs of a growing household. Every room feels purposeful, yet still relaxed enough to imagine day-to-day life unfolding naturally within it. Upstairs continues that sense of balance, with well-sized rooms that avoid compromise and instead focus on comfort and usability for all the family. Outside, the garden adds another layer of appeal, offering a private extension of the home rather than just a backdrop.

Overall, it's a property that feels lived-in in the best way, warm, adaptable, and ready to support a wide range of lifestyles without needing anything more than a personal touch.

- Substantial five-bedroom family home offering generous and flexible living accommodation
- Located on the well-known Earlham Road in a central, established residential area
- Off-road parking providing convenient everyday access
- Brand new boiler providing added peace of mind and efficiency (included as an additional bonus feature)
- Converted former garage creating a versatile additional reception room
- Main sitting room featuring a bay window, fireplace, and alcove storage
- Spacious kitchen/dining room with ample storage, appliance space, and vibrant blue décor
- Patio doors from kitchen leading directly to the rear garden plus access to a conservatory
- Five well-proportioned bedrooms including a principal bedroom with ensuite
- Private rear garden with lawn and patio area, ideal for family use and outdoor entertaining





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450 Earlham Road

The Location

Earlham Road in the NR4 area of Norwich is a well-established residential corridor on the western side of the city, linking directly towards the city centre while also providing straightforward access out towards the A47, which connects around Norwich and further across Norfolk. This makes it a convenient location for both local travel and commuting.

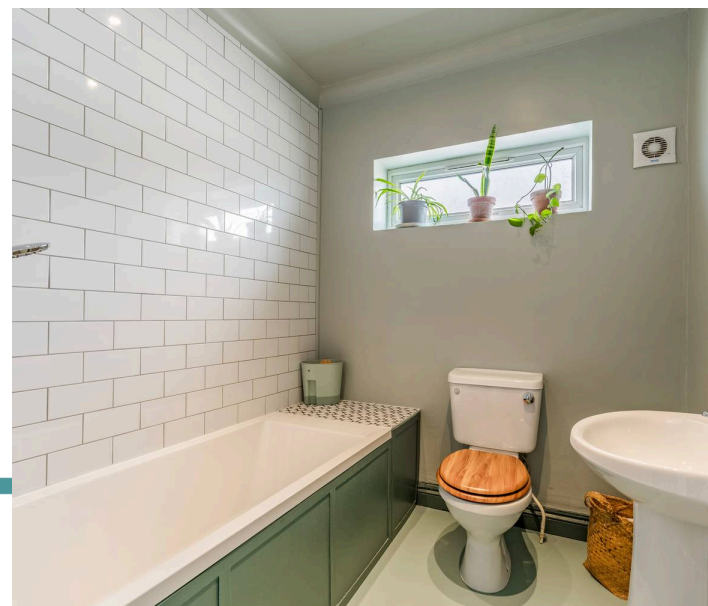
A key feature of the area is its proximity to the University of East Anglia, which sits just off Earlham Road and has a strong influence on the surrounding neighbourhood.

It is also close to the Norfolk and Norwich University Hospital, which is a major employer in the city and within easy reach by car, bus, or cycle. This makes the area popular with NHS staff and others working in healthcare.

Everyday amenities are available along and around Earlham Road, including convenience stores such as Tesco Express, along with takeaways, small local shops, and cafés serving the surrounding residential and student population. Regular bus services run along the road, providing frequent connections into Norwich city centre as well as towards surrounding suburbs.

Green space is another strong feature, particularly Earlham Park, which offers large open areas, walking routes, sports facilities, and direct access towards the University grounds. It provides a clear recreational space within walking distance of much of the housing along the road.

Overall, Earlham Road is a practical and well-connected part of Norwich, known for its accessibility, proximity to key institutions like the UEA and Norfolk and Norwich Hospital, and its balance of residential living with useful local amenities and nearby green space.



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450 Earlham Road

Earlham Road, Norwich

A substantial five-bedroom family home situated on the ever well-known Earlham Road, offering generous living accommodation, off-road parking, and a thoughtfully styled interior where colour and character have been embraced throughout in a way that feels both bold and surprisingly cohesive.

This is a home that immediately gives a sense of personality while still maintaining practical, everyday family living at its core.

Upon entering, you are welcomed into a bright entrance hall finished in a soft dusky pink hue, setting an inviting and warm tone from the outset. This space leads through to a convenient cloakroom and continues into the main reception areas, giving a natural and practical flow that works well for busy household life.

One of the standout features is the former garage, now thoughtfully converted into a versatile reception room. This space is impressively large and adaptable, easily suited as a second sitting room, playroom, home office, or even a more formal entertainment area depending on lifestyle needs.

It adds real flexibility to the ground floor and enhances the overall sense of space within the home.

The main sitting room is beautifully presented in a sunny, warming yellow tone, further enhanced by a feature bay window that allows natural light to pour in throughout the day. There is a charming fireplace providing a focal point, along with useful alcove storage that adds both character and practicality. This room feels particularly comfortable and inviting, ideal for relaxed evenings or family gatherings.



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To the rear of the property sits the impressive kitchen dining room, finished in a vibrant blue theme that continues the home's confident use of colour. This is a substantial space with ample storage, good worktop areas, and space for appliances, making it well suited to family cooking and entertaining. Patio doors open directly onto the garden, while an additional door leads through to the conservatory, further extending the living accommodation and creating a lovely connection between indoor and outdoor spaces.

Upstairs, the property offers five well-proportioned bedrooms, all of which are described as good-sized rooms, making them suitable for family members, guests, or flexible working arrangements. The principal bedroom is particularly notable, featuring its own en-suite shower room and a calming green colour scheme, complemented by matching fitted wardrobes that continue the cohesive design approach found throughout the home.

A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous and fairly private rear garden, mainly laid to lawn with a patio area that is well suited for outdoor dining and relaxation. The space feels ideal for families, offering room for children to play while still providing areas for seating and entertaining. Further benefits include a brand new boiler, adding reassurance for the next owners, alongside the practicality of off-road parking to the front.

Agents Note

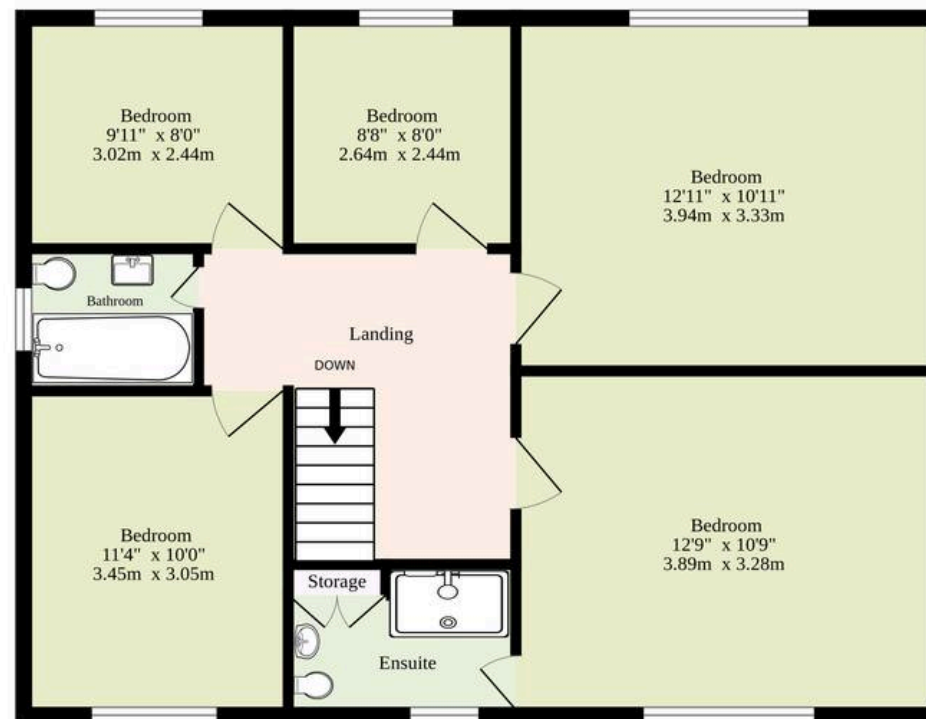
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
785 sq.ft. (72.9 sq.m.) approx.



1st Floor
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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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