



165 Earlham Green Lane, Norwich

Norwich



Minors & Brady

165 Earlham Green Lane

Offered with no onward chain, this versatile and well-presented semi-detached home is perfectly positioned within the highly sought-after NR5 area, just west of Norwich city centre. Within easy walking distance of the University of East Anglia and close to local amenities, the location suits families, professionals and those seeking flexibility in how the space is used. The accommodation offers three bedrooms upstairs along with the added benefit of both a bathroom and a separate shower room. On the ground floor, generous living spaces include a lounge, dining room or fourth bedroom, kitchen and a bright conservatory. Outside, off-road parking to the front and a substantial garage to the rear provide excellent practicality. Well maintained and ready to move into, this home presents a straightforward and appealing opportunity in a consistently popular area.

- Offered with no onward chain, allowing for a straightforward and stress-free purchase
- Well-presented three/four bedroom semi-detached home with flexible living accommodation
- Popular NR5 location, just west of Norwich city centre
- Within walking distance of the University of East Anglia, ideal for a range of occupiers
- Spacious lounge and separate dining room/fourth bedroom offering versatility
- Kitchen opening into a bright conservatory, adding useful extra living space
- Family bathroom plus a separate shower room, ideal for busy households
- Off-road parking to the front for multiple vehicles
- Large rear garage providing excellent storage or workshop potential
- Well suited to families, professionals or those seeking a conveniently located home





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The Location

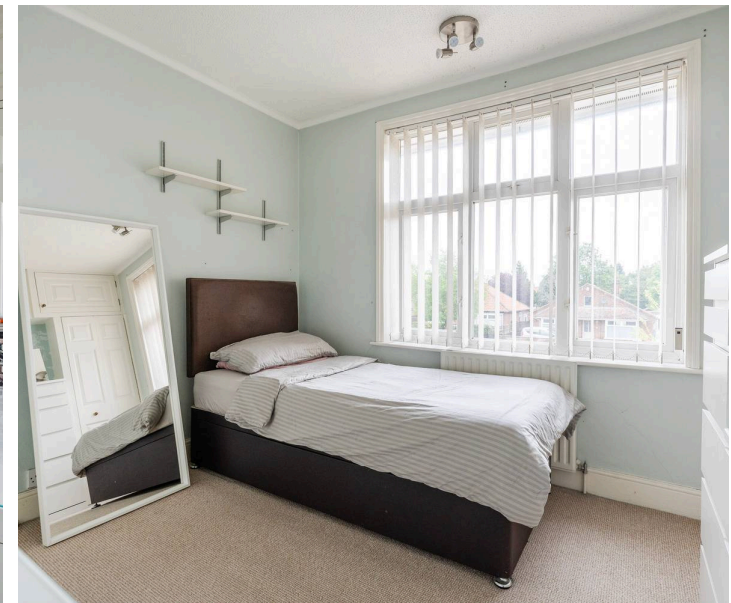
Situated in the popular and well-established NR5 area, Earlham Green Lane offers a well-balanced and highly convenient location that appeals to a broad range of occupiers. Its proximity to the University of East Anglia, within a comfortable 10-minute walk, naturally suits students and academic staff, while nearby access to the Norfolk and Norwich University Hospital makes it equally attractive to healthcare professionals and other key workers.

At the same time, the area's settled residential nature makes it a comfortable choice for families and long-term residents.

Local amenities are plentiful and easily accessible, with a variety of shops, takeaways, supermarkets, gyms and recreational green spaces close by. The Earlham Green shopping parade provides everyday conveniences, while frequent bus services, well-used cycle routes and pedestrian links allow straightforward travel across the city.

Norwich city centre can be reached in around 15 minutes by bus or bike, offering access to wider shopping, entertainment and employment opportunities.

For those who commute further afield, the A47 and A11 offer practical road connections across Norfolk and towards Cambridge and beyond. Set within a quiet, community-focused neighbourhood, Earlham Green Lane combines accessibility with a comfortable residential feel, making it a consistently popular and practical location for a variety of lifestyles and living arrangements.



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Offered with **no onward chain**, this well-presented three/four bedroom semi-detached home is situated in the popular NR5 area, just to the west of Norwich city centre. The property is ideally placed within walking distance of the University of East Anglia and close to local amenities, making it well suited to families, professionals or those seeking a home that could also appeal to the student market.

The accommodation is arranged over two floors and offers a practical, flexible layout. On the ground floor, a welcoming entrance hall leads to a cloakroom, a comfortable lounge and a separate dining room which could alternatively be used as a fourth bedroom or home office.

The kitchen is fitted with a range of units and work surfaces and opens into a bright conservatory, creating a useful additional living space with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms accessed from the landing, along with both a family bathroom and a separate shower room, providing excellent convenience for busy households or shared living arrangements. The property is well balanced throughout and has been maintained to a good standard.



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Externally, the home benefits from off-road parking to the front for multiple vehicles. To the rear, there is a substantial garage offering excellent storage or workshop potential, along with a paved area, greenhouse and raised flower beds, creating a low-maintenance but functional outdoor space.

Well located, versatile and offered chain-free, this property presents a straightforward and appealing opportunity for a range of buyers, whether as a long-term family home or a practical purchase close to the city and university.

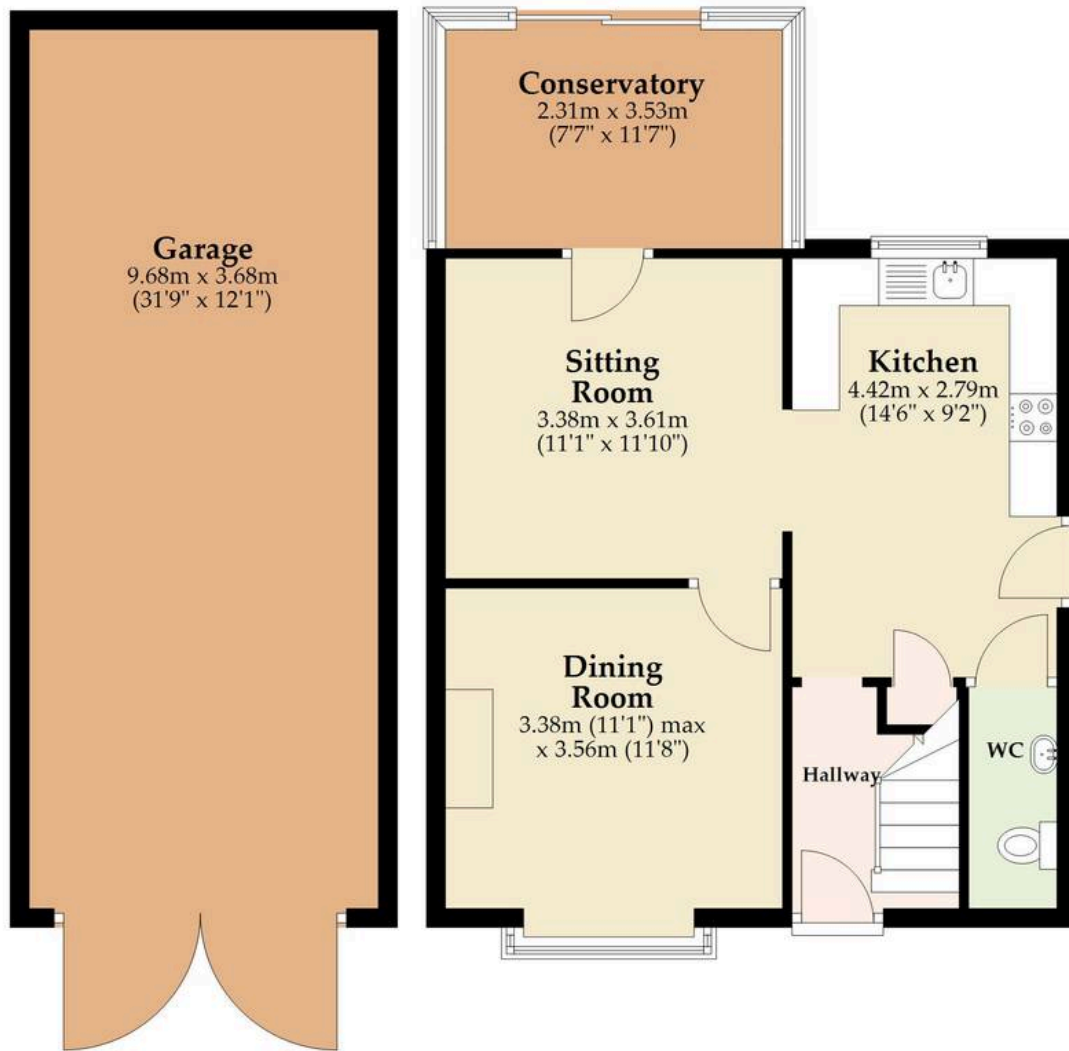
Agents Note

This property will be sold freehold.



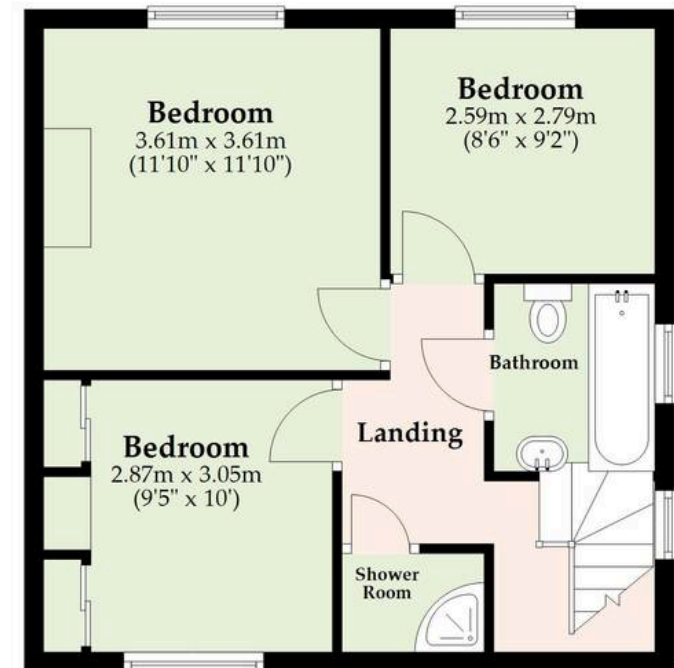
Ground Floor

Approx. 86.8 sq. metres (934.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

Sqft excludes hall, landing and garage.

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.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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