



220 Earlham Road, Norwich

Norwich



Minors & Brady

220 Earlham Road

Norwich

Occupying a generous plot within the ever desirable NR2 postcode, this detached three-bedroom home presents a fantastic opportunity for buyers seeking a property they can make their own. Offered with no onward chain, the accommodation provides well-proportioned living spaces, a practical layout and excellent potential for modernisation, while outside, the beautifully landscaped gardens, driveway parking and detached garage further enhance its appeal.

Conveniently positioned for access to Norwich city centre, well-regarded schools and a wealth of local amenities, this is an exciting opportunity to create a long-term family home in one of the city's most sought-after locations.



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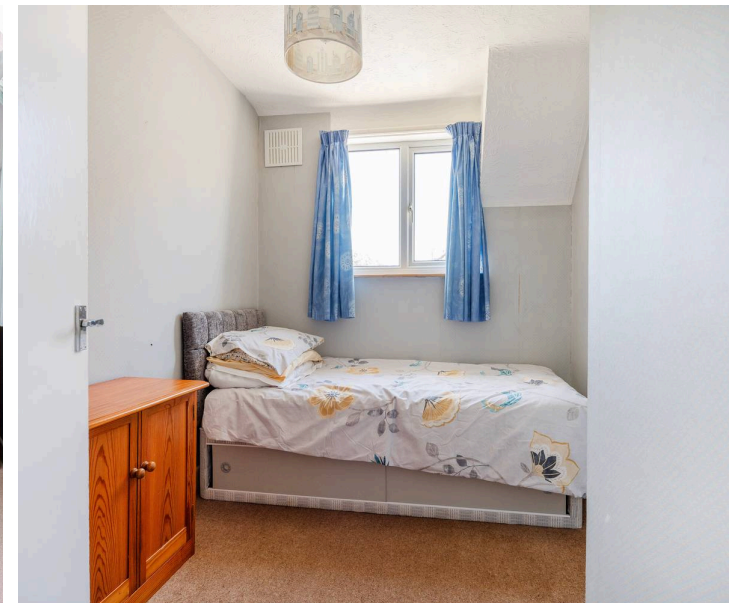
Norwich

- Guide price: £475,000 - £500,000
- Detached three bedroom family home in the highly sought after NR2 postcode
- Offered with no onward chain, presenting an excellent opportunity for buyers ready to make their move
- Two generous reception rooms providing flexible living and entertaining space
- Well appointed kitchen with ample storage, alongside a convenient ground floor cloakroom
- Three well proportioned bedrooms, including two particularly spacious doubles
- Modern shower room complemented by a separate first floor WC for added practicality
- Occupying a generous plot with a beautifully landscaped rear garden, mature planting and patio seating area
- Driveway providing ample off road parking, together with a detached single garage
- Fantastic opportunity to modernise and create a long term family home in a sought after city location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Location

Situated on the sought after Earlham Road, this location offers excellent access to both Norwich city centre and the popular Golden Triangle. A wide range of independent cafés, restaurants, pubs, and local shops can be found nearby, alongside supermarkets, healthcare facilities, and well regarded schools. The area is also ideally placed for the University of East Anglia and the Norfolk and Norwich University Hospital, making it a particularly convenient setting.

Excellent public transport links and easy access to the A47 provide straightforward travel across the region, while nearby Eaton Park offers extensive green space, walking routes, sports facilities, and a popular café. Combining city convenience with an abundance of local amenities and recreational opportunities, Earlham Road remains one of Norwich's most desirable residential locations.

Earlham Road

An entrance hall welcomes you into the property and provides access to the principal ground floor accommodation. Positioned to the front is the spacious lounge, centred around a coal effect gas fireplace and enjoying excellent natural light from a bay window and additional side window.



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Across the hallway, the generous dining room offers an ideal setting for family meals and entertaining, complete with parquet flooring, a wall mounted gas fire and French doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units, offering ample worktop space alongside room for appliances, while a convenient ground floor cloakroom completes the downstairs accommodation.

The first floor continues to offer well balanced living, comprising three well proportioned bedrooms, including two particularly spacious doubles. A modern shower room serves the bedrooms and is complemented by a separate WC, providing added convenience for busy households. The property also benefits from gas central heating and double glazing throughout.

Outside, the home enjoys an impressive plot with mature, landscaped gardens that have been lovingly maintained over the years. Predominantly laid to lawn with established flower beds, shrubs and a patio seating area, the rear garden provides an attractive and private setting to relax or entertain throughout the warmer months. Side gate access adds further practicality, while the generous frontage offers driveway parking and leads to the detached single garage, providing secure parking or additional storage.



Ground Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 123.0 sq. metres (1323.6 sq. feet)

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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*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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