



167 Earlham Road, Norwich
Minors & Brady



167 Earlham Road

Norwich

A hidden oasis of character and creativity, moments from the heart of the city. This charming period home beautifully combines original features, generous living space and a wonderfully private setting behind mature planting. Elegant reception rooms, a welcoming kitchen and breakfast room, and four versatile first-floor bedrooms create a layout perfectly suited to modern family life. A substantial loft room with adjoining dressing room and en-suite adds valuable additional space and flexibility. Outside, the enchanting garden offers a series of secluded areas to explore, complete with a versatile garden studio and an abundance of established greenery. Perfectly positioned close to local cafés, shops and amenities, this is a home that feels both connected and delightfully tucked away.

- Beautiful period home brimming with character and original features
- Enchanting mature garden offering exceptional privacy and seclusion
- Backing onto the historic Earlham Road Cemetery, creating a peaceful green backdrop
- Four generous first-floor bedrooms, including spacious over-the-passage rooms
- Versatile loft room with adjoining dressing room and en-suite
- Bright and inviting lounge with a bay window and feature fireplace
- Characterful kitchen and breakfast room at the heart of the home
- Useful garden studio ideal for hobbies, working from home or creative pursuits
- Excellent range of utility, storage and flexible living spaces throughout
- Ideally located close to independent cafés, shops and local amenities while feeling wonderfully tucked away from the road





The Location

Situated on the highly sought-after Earlham Road, this location enjoys an enviable position between Norwich city centre and the popular Golden Triangle, one of the city's most desirable residential areas. Renowned for its attractive period properties, vibrant community atmosphere and wealth of local amenities, the area continues to attract professionals, families, academics and retirees alike.

Residents benefit from an outstanding selection of independent cafés, restaurants, pubs, artisan bakeries and boutique retailers, alongside everyday conveniences including supermarkets, pharmacies, healthcare facilities and banking services. The nearby Golden Triangle offers a particularly diverse mix of social and leisure opportunities, creating a lively and well-established neighbourhood with something to suit all lifestyles.

The area is exceptionally well placed for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it a highly convenient location for those working or studying within the city. Norwich city centre is easily accessible, providing an extensive range of shopping, cultural and entertainment facilities, including theatres, museums, restaurants and the historic Norwich Market.

For those who enjoy outdoor space, Earlham Road is ideally positioned for access to Eaton Park, one of Norwich's largest and most popular green spaces. The park offers extensive open lawns, mature woodland, sports facilities, children's play areas, tennis courts and a highly regarded café, providing year-round recreational opportunities.

Excellent public transport links operate throughout the area, while convenient access to the A47 provides straightforward connections across Norfolk and beyond. Combining city convenience, excellent educational and healthcare facilities, abundant green space and a thriving local community, Earlham Road remains one of Norwich's most established and desirable residential locations.





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Earlham Road, Norwich

Hidden behind mature planting and enjoying a wonderfully established setting, this handsome period home is a property full of character, creativity and charm. Beautiful original features sit comfortably alongside flexible living spaces, creating a home that feels both welcoming and practical. From the moment you step through the front door, the generous proportions, high ceilings and abundance of natural light immediately set this home apart.

A long and inviting entrance hall provides a wonderful introduction, showcasing the building's character and offering useful storage for everyday living. Elegant details, including decorative panelling and period touches, hint at the charm that continues throughout the property.

The lounge is an exceptionally bright and comfortable space, centred around a characterful fireplace and framed by a beautiful bay window. High ceilings and decorative mouldings enhance the sense of space, while the generous footprint allows for both relaxation and entertaining with ease. This is a room designed equally for cosy evenings in and larger social gatherings, offering an attractive outlook and a warm, welcoming atmosphere.

Flowing through the home, the dining room provides a relaxed setting for family meals and entertaining. Rich in personality and filled with natural light, it enjoys an effortless connection to the kitchen, helping to create a sociable environment at the heart of the property.



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The kitchen and breakfast room combine practicality with undeniable charm. Designed as a hardworking family space, the kitchen offers ample storage, generous work surfaces and plenty of room for everyday cooking. The adjoining breakfast area provides a delightful spot for informal dining, surrounded by garden views and filled with natural light. Characterful touches and a cottage-inspired feel make this one of the home's most inviting spaces, ideal for everything from morning coffee to relaxed evenings with friends and family. A ground floor shower room and separate utility space add further practicality, helping the home function effortlessly for busy households.

The first floor continues the theme of light-filled and versatile accommodation. Four well-proportioned bedrooms are positioned around a spacious landing, including impressive over-the-passage rooms that provide a greater sense of space than many properties of a similar age.

Each room enjoys its own unique character, with attractive outlooks, original features and flexible layouts capable of adapting to a variety of lifestyles, whether as bedrooms, home offices, creative spaces or guest accommodation.

The family bathroom has been beautifully styled to create a calming retreat, featuring a full-sized bath with shower over, complemented by natural finishes and an abundance of greenery that enhances its peaceful atmosphere.



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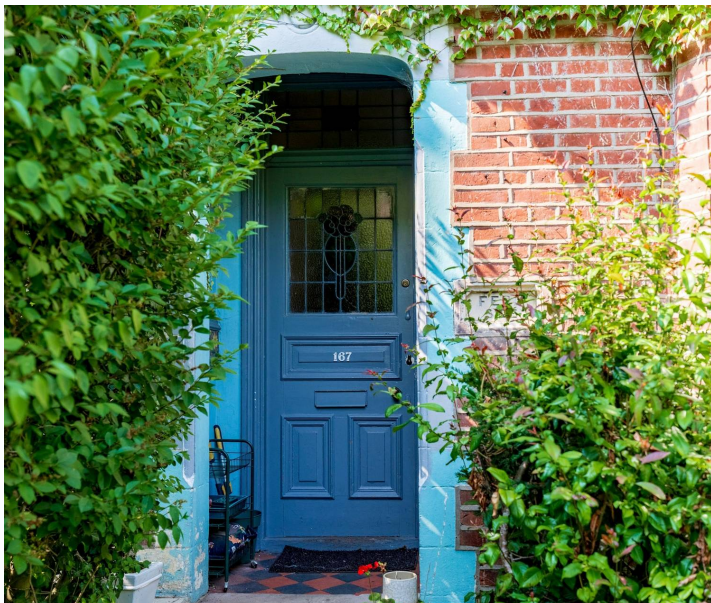
Norwich

Occupying the uppermost level of the property is a highly versatile loft room, accompanied by a dressing room and en-suite shower room. The loft room provides excellent additional space with extensive eaves storage and a wide range of potential uses, whether as a studio, hobby room, workspace or occasional recreational area. The adjoining dressing room and en-suite create a private and practical suite-like arrangement that enhances the flexibility of this floor.

Outside, the property truly comes into its own. The rear garden is a beautifully mature and secluded sanctuary, thoughtfully arranged with winding pathways, established planting and distinct areas to enjoy throughout the seasons. Rich borders, climbing plants, tall hedging and mature greenery create a remarkable sense of privacy, while also providing a haven for wildlife.

A particularly attractive feature is the detached garden studio, positioned on a raised decked area and offering excellent versatility. Whether used for hobbies, creative pursuits, home working or simply as a peaceful retreat, it adds another valuable dimension to the outside space. Practical storage areas blend seamlessly into the landscape, reinforcing the garden's relaxed cottage-style character.

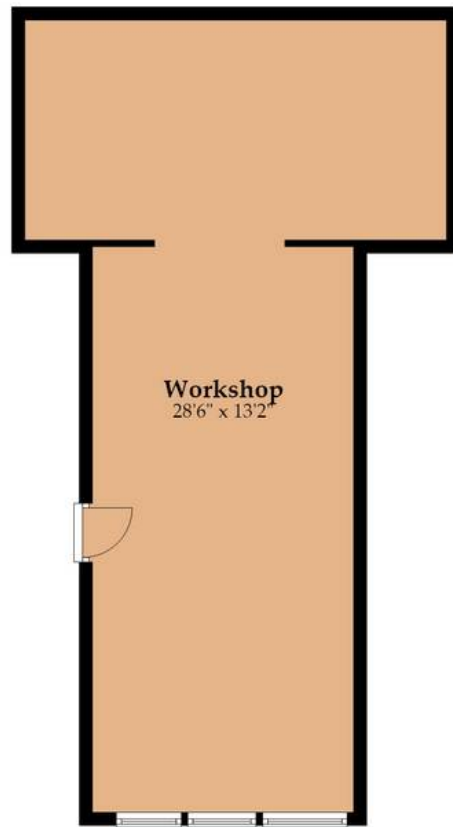
Perfectly positioned close to local shops, cafés and amenities, while feeling remarkably secluded from the outside world, this is a home that offers an exceptional balance of character, flexibility and lifestyle. With beautiful original features, generous accommodation, useful storage throughout and a truly enchanting garden, it presents a rare opportunity to acquire a distinctive and much-loved period residence.



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Ground Floor

Approx. 1344.4 sq. feet
(excluding Storm Porch)



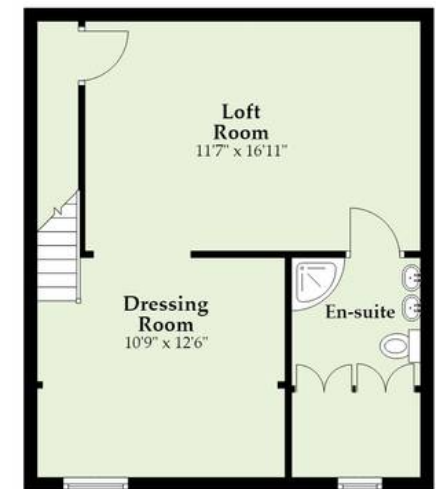
First Floor

Approx. 771.2 sq. feet



Second Floor

Approx. 442.1 sq. feet



Total area: approx. 2557.8 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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