



517 Earlham Road, Norwich

Norwich

Minors & Brady



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517 Earlham Road

Tucked away on the edge of the city, this well-presented home offers a peaceful setting while still being close to shops, schools, and transport links. Currently rented at £1,600 per calendar month and achieving a strong yield of approximately 5.5%, with tenants in place until 2026, this property is an ideal investment opportunity. Set back from the road, it provides a good sense of space and privacy. Inside, the layout is practical and comfortable, ideal for everyday family life. The ground floor includes two reception rooms – a bright front room that can be used as a bedroom or extra living space and a dining room for family meals or entertaining. The kitchen is well laid out with plenty of storage and has direct access to the garden. A handy ground floor shower room adds extra convenience. Upstairs, there are three good-sized bedrooms leading off a landing, along with a family bathroom. Outside, there's a shingle driveway with parking for two cars and side access to a large rear garden that's mostly laid to lawn. With room to extend (subject to planning) and a great location, this property is a solid choice for families. The property is in good condition throughout and was fully rewired in 2023, offering peace of mind for future owners.

- Tenants in place until 2026 — an ideal opportunity for investors
- Attractive investment opportunity, currently rented at £1,600 pcm, achieving a 5.5% yield
- Peaceful position on the edge of the city, close to local shops, schools, and transport links
- Set back from the road offering privacy and a welcoming frontage
- Spacious and flexible layout ideal for modern family living
- **Agents Note**
Sold Freehold
Connected to all mains services

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The Location

Earlham Road, Norwich sits in a leafy, well-established part of the city's west side, offering quiet suburban living with easy access to urban conveniences. Within a short stroll are small convenience stores, a Co-op, and independent cafés and takeaways serving the West Earlham and Bowthorpe Road community. Larger supermarkets and retail parks are just a few minutes' drive away, while the city centre is around ten minutes by car or regular bus.

Families benefit from several good schools nearby, including Henderson Green Primary Academy, West Earlham Infant and Junior Schools, and City Academy Norwich—all within walking or cycling distance. The University of East Anglia (UEA) lies just south, making the area popular with staff and students alike. Healthcare is well covered too, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital less than ten minutes away.

Public transport links are excellent, with frequent buses running along Earlham Road to the city centre, UEA, and the hospital. Norwich Train Station is easily reached for commuters heading to London or the coast. Walking and cycling are practical options thanks to safe paths and traffic-calmed streets.

Lifestyle-wise, Earlham Road offers a great balance between city convenience and neighbourly calm. Green spaces like Earlham Park and Heigham Park are close by for weekend strolls or picnics, and there's a strong sense of community supported by local pubs, schools, and nearby amenities. It's an area that suits families, professionals, and students alike—settled, practical, and just a short hop from everything Norwich has to offer.



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Upon entering, one is greeted by a spacious and thoughtfully designed interior that complements modern living while offering strong investment appeal. Currently rented at £1,600 per calendar month and achieving a yield of approximately 5.5%, with tenants in place until 2026, this property provides an immediate and reliable return — making it an exceptional turnkey investment opportunity.

Set back from the road, the property offers a sense of privacy while being situated in an attractive and sought-after location close to local amenities, schools, and transport links — ensuring consistent long-term rental demand.

The ground floor features versatile and well-proportioned living spaces, including a dual reception area comprising a bright and comfortable front reception room/bedroom and a separate dining room, ideal for flexible use or accommodating tenants' varied needs.

The well-equipped kitchen provides ample workspace and storage, with direct access to the rear garden for added practicality. A ground floor shower room further enhances functionality, appealing to both families and sharers alike.

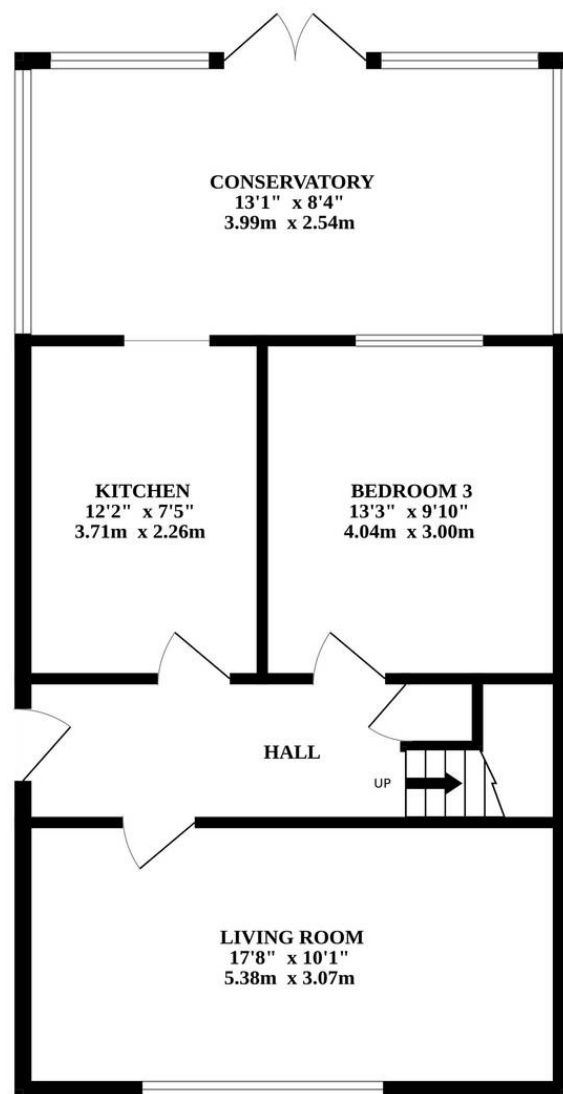
Ascending to the first floor, a central landing provides access to three good-sized bedrooms, each offering generous proportions and plenty of natural light. The modern family bathroom is tastefully appointed, combining style and functionality.

Externally, the property benefits from a shingle driveway to the front, providing off-road parking for two vehicles. The home is further enhanced by side access leading to a spacious rear garden, mainly laid to lawn and offering potential for future extension (subject to planning) — adding long-term value for investors.

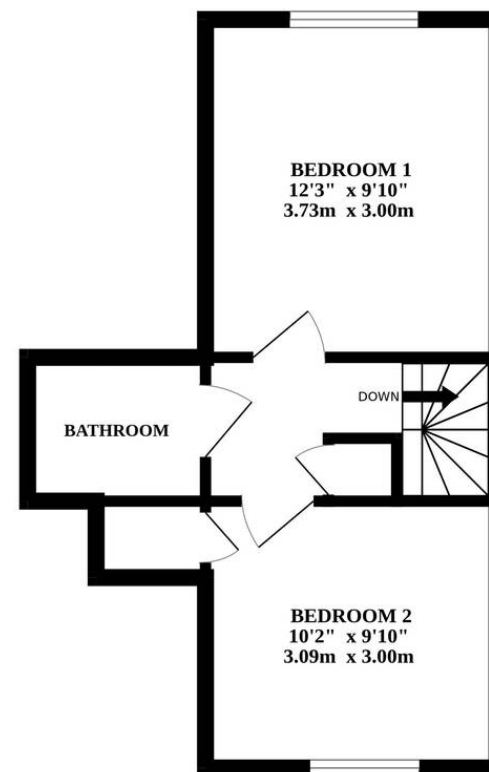
Tucked away on the edge of the city, this well-presented home offers a peaceful setting while still being close to shops, schools, and transport links. Currently rented at £1,600 per calendar month and achieving a strong yield of approximately 5.5%, with tenants in place until 2026, this property is an ideal investment opportunity. Set back from the road, it provides a



GROUND FLOOR



1ST FLOOR



Dreaming of this home?

Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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