



455 Earham Road, Norwich

Minors & Brady



455 Earlham Road

Norwich

On Earlham Road, this period home feels like the kind of place where family life naturally unfolds, mornings filled with light streaming through bay windows, weekends spent drifting between the kitchen, the garden and the easy flow of the living spaces. Recently refreshed throughout, it offers a modern, welcoming backdrop with a contemporary fitted kitchen, a bright family room opening onto the patio, and a newly fitted shower room adding everyday comfort. Four well-proportioned bedrooms provide space for growing families, home working or guests, while the enclosed garden and garage bring valuable practicality. Chain free and perfectly placed for the UEA, the Norfolk & Norwich Hospital and the wider city, it's a home that balances character, convenience and modern living with effortless appeal.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



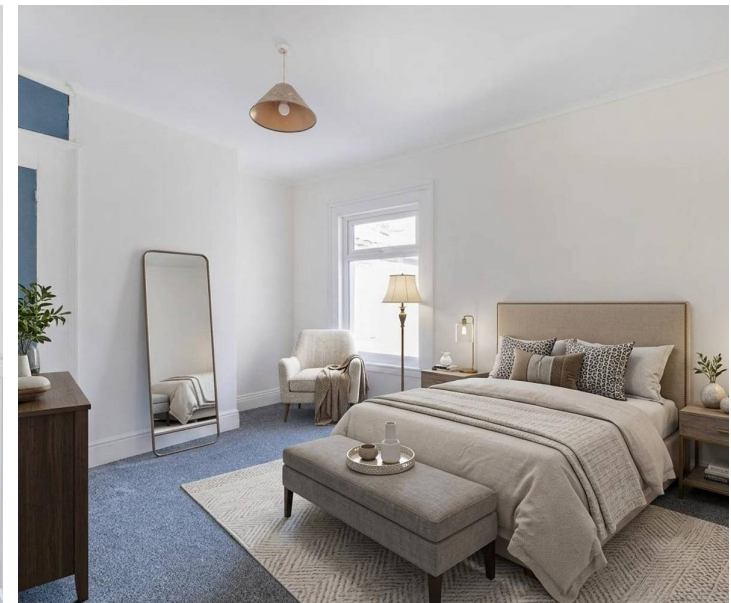
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- Offered chain free!
- Period mid-terrace home offering generous family-friendly proportions
- Well-presented throughout with recent redecoration and new carpets
- Modern fitted kitchen with contemporary cabinetry and integrated cooking appliances
- Bright family room with garden views and French doors to the patio
- Four well-proportioned bedrooms including a main bedroom with adjoining study/dressing room
- Newly fitted shower room featuring a modern white suite
- Enclosed rear garden with patio, lawn and rear access
- Single garage offering secure storage and practical everyday convenience
- Highly convenient location close to the UEA, Norfolk & Norwich Hospital and wider city amenities



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The Location

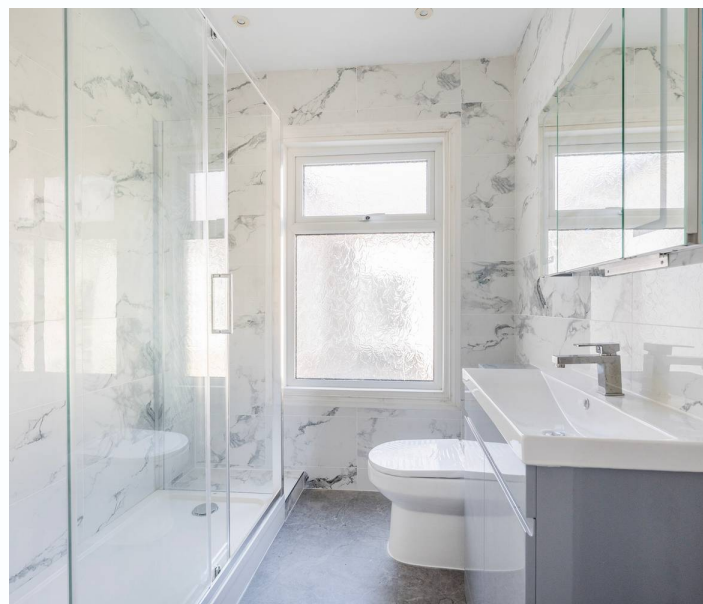
Earlham Road provides an established and well-connected position on the western side of Norwich, offering a practical base with straightforward access to the city's key amenities. The area has a consistent, settled character, shaped by long-standing residential streets, period properties and more modern homes that reflect its enduring appeal.

Its location is particularly convenient for travel. Earlham Road offers a direct route into the city centre while also linking easily with the A47 and wider Norfolk destinations. Regular bus services run along the road, supporting dependable day-to-day movement, and Norwich's railway station remains within comfortable reach for journeys further afield.

Local facilities are close at hand. Everyday essentials, cafés, independent shops and supermarkets are all accessible nearby, with the city centre providing an extended choice of retail, dining and cultural venues. Respected schooling and the University of East Anglia add further depth to the area's community and services.

A notable advantage is the proximity to the Norfolk and Norwich University Hospital, one of the region's major healthcare centres. Its presence brings additional convenience for residents who value easy access to medical services and specialist care.

Green spaces form an important part of the surroundings. Eaton Park, Earlham Park and the wider Yare Valley offer generous opportunities for walking, running and time outdoors, contributing to a setting that feels both practical and enjoyable.



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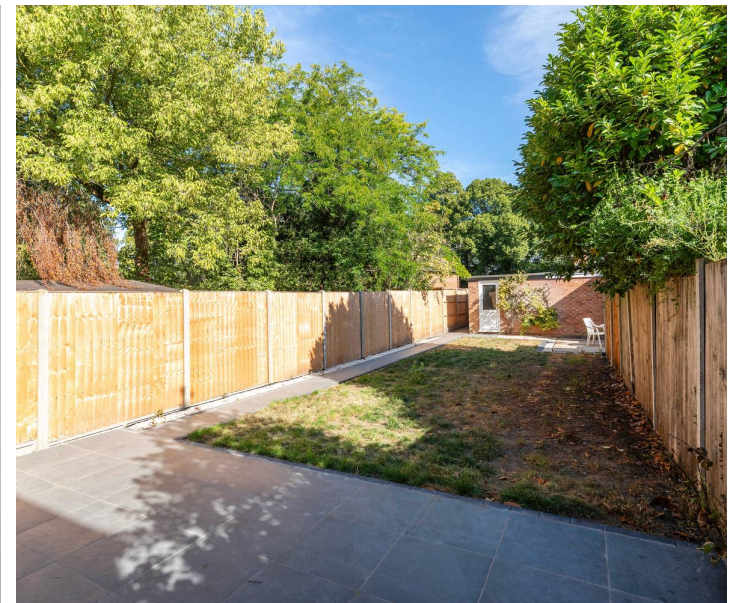
A well-presented and light interior gives this home an immediately welcoming feel, with recent redecoration and newly fitted carpets enhancing its clean, modern finish. The layout suits everyday family living, offering generous proportions throughout and a natural flow between the main living spaces.

The sitting room retains its period character, with a bay window and original fireplace creating a comfortable focal point.

To the rear, the modern fitted kitchen provides a practical and contemporary workspace, complete with matching cabinetry, integrated cooking appliances and an inset sink.

A useful utility room sits alongside, offering space for laundry and housing the gas boiler, while a cloakroom adds further convenience.

The family room extends across the back of the house, forming a bright and versatile space with garden views and French doors opening directly onto the patio. It works equally well as a relaxed everyday living area or a sociable setting for gatherings.



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Upstairs, four well-proportioned bedrooms offer excellent flexibility for families, home working or guest accommodation. The main bedroom features a bay window and an adjoining dressing room/study, while the remaining rooms each enjoy good natural light and practical storage.

The newly fitted shower room presents a modern white suite with a large shower, wash basin, WC and chrome towel rail.

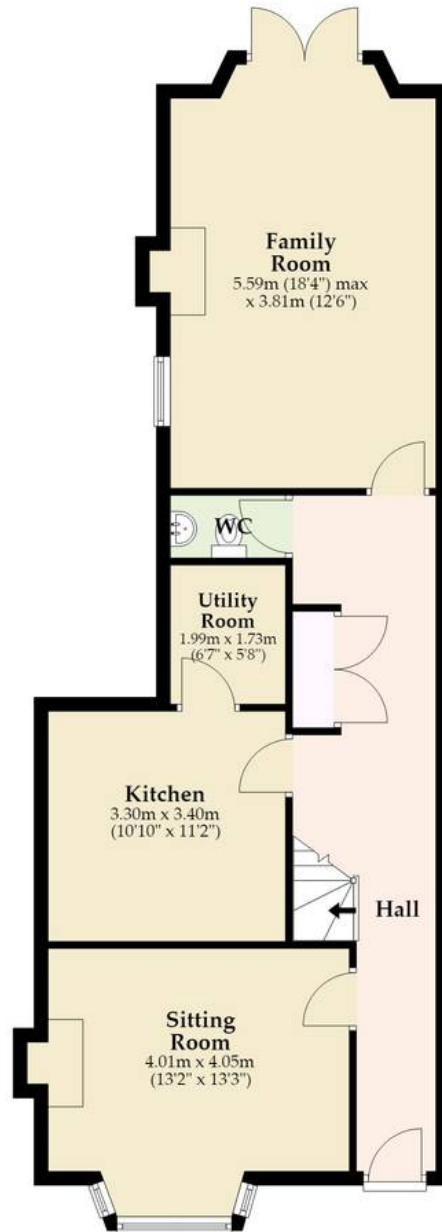
Outside, the traditional walled frontage sets the house back from the road, while the enclosed rear garden provides a generous outdoor space with a newly laid patio, lawn and a pathway leading to the rear access and single garage.

This is a confident, well-maintained period home with modern upgrades, a large garden, garage and a highly convenient position close to key Norwich amenities. Offered with no onward chain, it is an appealing choice for families seeking space, practicality and a ready-to-move-into home.

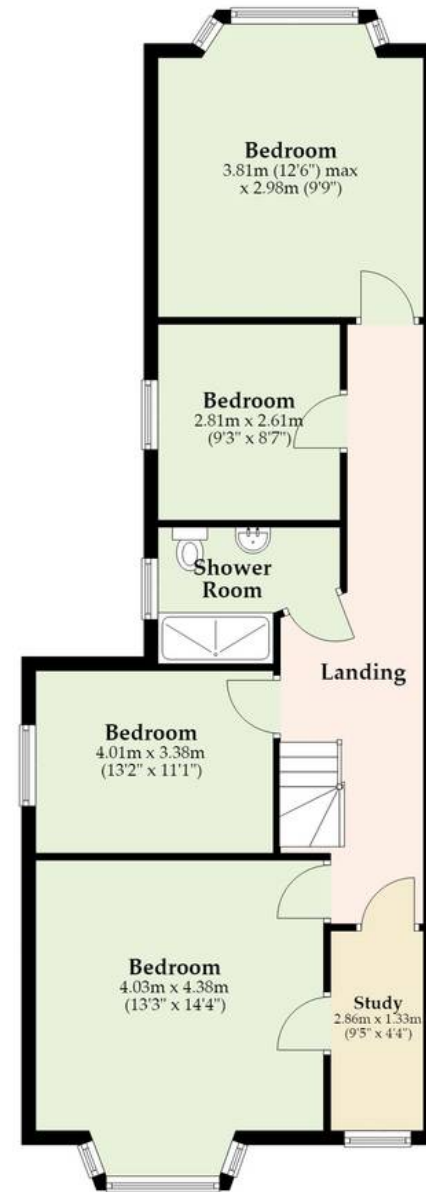


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Ground Floor
Approx. 55.5 sq. metres (597.0 sq. feet)
(excluding Hall)



First Floor
Approx. 53.3 sq. metres (573.9 sq. feet)
(excluding Shower Room, Landing)



Total area: approx. 108.8 sq. metres (1170.9 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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Meet *Nagilla*
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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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