



**201 Earlham Road, Norwich**

**£450,000 Freehold**



**websters.**



GUIDE PRICE £450,000 - £475,000. Rarely available and spacious, this family home offers a delightful living environment with four bedrooms arranged off the landing, allowing for a sense of privacy and space, whilst also benefitting from off-street parking and a larger-than-average garage, providing convenience and practicality for modern living. The property features two modern bathrooms, perfect for accommodating a family's needs. With two large reception rooms, a modern kitchen, and no onward chain, this home is ready for its new owners to move in and make lasting memories. Outside, the property impresses with a substantial and private rear garden, offering an initial patio alfresco area for outdoor entertainment along with a vast lawned space, ideally set up for families.

Council Tax band: C

Tenure: Freehold



- Rarely Available And Spacious Family Home
- Four Bedrooms Off Landing
- Two Modern Bathrooms
- Large Rear Garden
- No Onward Chain
- Two Large Reception Rooms
- Modern Kitchen
- Off Street Parking And Larger Than Average Garage



### **Entrance Hall**

Accessed via storm porch, part obscure uPVC double glazed front door with side window, floor laid to carpet, radiator, doors to sitting room, dining room and kitchen, carpeted stairs to the first floor and an under stairs storage cupboard.

### **Sitting Room**

14' 11" x 13' 5" (4.55m x 4.08m)

Box bay fronted uPVC double glazed windows to the front aspect, radiator, coving and floor laid to carpet.

### **Dining Room**

13' 9" x 10' 11" (4.20m x 3.34m)

UPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

### **Kitchen**

15' 9" x 7' 5" (4.80m x 2.27m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with extractor fan over, inset stainless steel sink with mixer tap and drainer, tiled splash back, space for two under counter fridge – freezers, wall mounted gas boiler, LVT flooring, large built in storage cupboard, corner uPVC double glazed windows to the rear and side aspects and a part obscure uPVC double glazed door to the rear lobby.

### **Rear Lobby**

Part obscure uPVC double glazed door to the rear garden with side window, space and plumbing for washing machine, uPVC double glazed window to the side aspect and LVT flooring. Door to:

### **Bathroom**

5' 3" x 5' 5" (1.60m x 1.65m)

Corner shower with dual shower heads, double sliding doors and tiled backing, low set WC, hand wash basin set to vanity, tiled walls, LVT flooring, extractor fan, heated towel rail and an obscure uPVC double glazed window to the side aspect.

### **Landing**

Doors to four bedrooms and bathroom, floor laid to carpet and a loft hatch.

### **Bedroom One**

15' 0" x 13' 5" (4.57m x 4.08m)

Large double bedroom with box bay fronted uPVC double glazed windows to the front aspect, coving, radiator, fitted wardrobe and floor laid to carpet.

### **Bedroom Two**

13' 9" x 10' 0" (4.19m x 3.04m)

Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

### **Bedroom Three**

10' 2" x 6' 2" (3.09m x 1.88m)

Generous built in storage cupboard, uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

### **Bedroom Four**

7' 11" x 7' 3" (2.41m x 2.20m)

UPVC double glazed window to the front aspect, large built in storage cupboard, floor laid to carpet and a radiator.

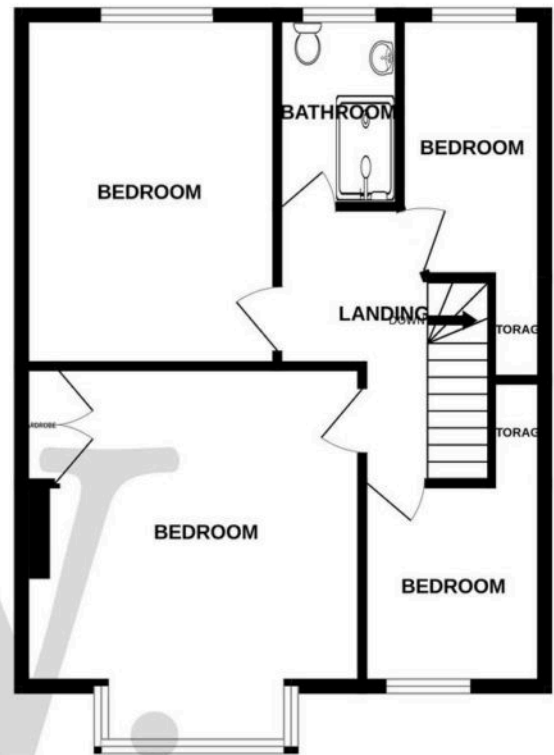
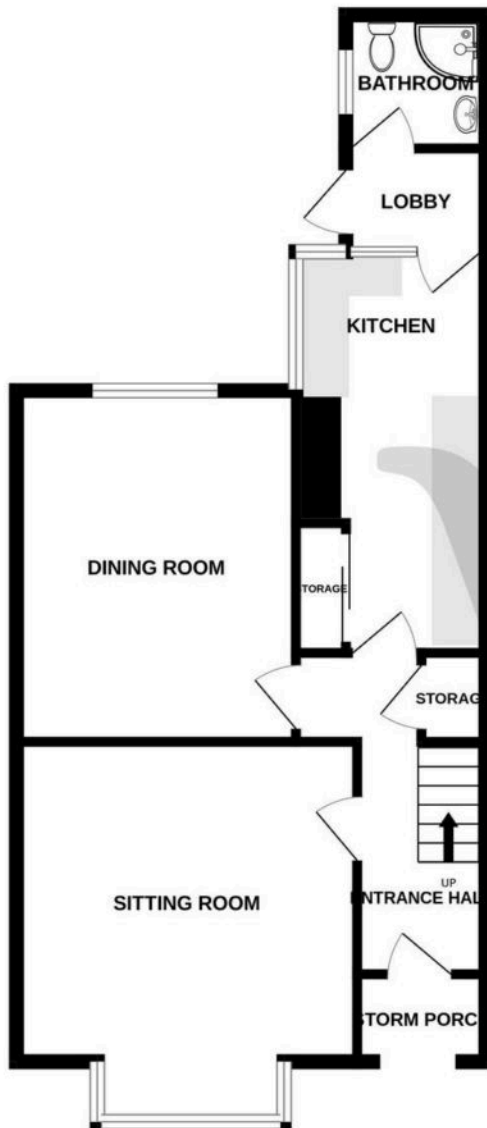
### **Bathroom**

7' 6" x 4' 10" (2.28m x 1.48m)

Large walk in shower with dual shower heads, tiled backing, drying area and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, heated towel rail, laminate flooring, tiled walls, extractor fan and an obscure uPVC double glazed window to the rear aspect.

GROUND FLOOR

1ST FLOOR



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.  
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