



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Earlham Green Lane, Norwich, Norfolk, NR5 8HE

A substantial detached family home, with no onward chain, conveniently located within easy access to the local amenities including convenience stores and schools as well as The University of East Anglia and Earlham Park and the Norfolk and Norwich University Hospital.

Set well back from the road, the property is approached over a shingle driveway providing ample off-road parking and access to an easy to maintain front garden and a double garage. To the rear of the property a paved terrace extends away to an enclosed lawn garden bordered by flower beds and mature shrubs.

Retaining many original features, including stained glass windows and fireplaces, the property enters into an entrance hallway where separate internal doors lead into two spacious reception rooms, both with bay windows, the dining area with an adjoining snug or music room and the lounge with an adjoining lean to. A further door from the hallway leads into a breakfast room and through to a kitchen with a separate utility. To the first floor there is a family bathroom with a separate W.C, a study or fourth bedroom and three further bedrooms, two of which benefit from bay windows.

Life at the property is further complimented in its location of less than two miles, west of Norwich city centre with its excellent retail parks, restaurants and cafes, nightlife and extensive historical interest.



Detached



House



Older



1 Bathrooms  
1 Cloakroom



2 Receptions



3/4 Bedrooms



Tax Band E

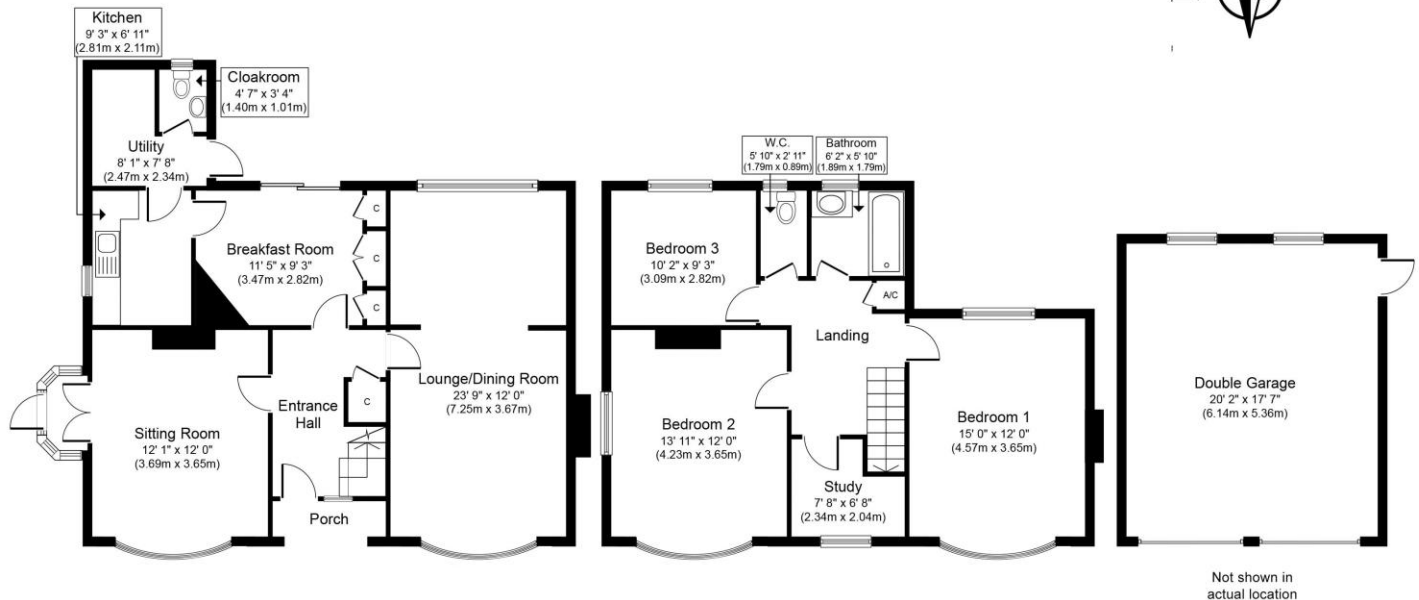


Off-Road  
Parking



Double  
Garage





**Ground Floor**  
 Approximate Floor Area  
 899 sq. ft.  
 (83.5 sq. m.)

**First Floor**  
 Approximate Floor Area  
 706 sq. ft.  
 (65.6 sq. m.)

**Double Garage**  
 Approximate Floor Area  
 355 sq.ft.  
 (32.9 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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