



## 138 Earlham Green Lane, Norwich

£280,000 Freehold

A blank canvas to create a dream family home! This three-bedroom, semi-detached home is conveniently located near the university and hospital, with off-road parking and a detached garage. Enjoy spacious versatile rooms and a large garden for outdoor enjoyment. Situated near excellent transport links and a variety of amenities nearby.

Introducing this exceptional three bedroom property, offering a generous size plot and presenting an exciting opportunity to create a fantastic family home. Situated in a well-connected area, this is also an investment opportunity is conveniently close to the university and hospital, making it an ideal location for those seeking accessibility and convenience.

Boasting off-road parking with a detached garage, this property provides ample space for multiple vehicles, ensuring that convenience is at the forefront. The exterior of the home offers a blank canvas for the buyer to transform the property into their dream family home, making it an exciting project for those with a keen eye for design.

Upon entering the property, you are greeted by a bay-fronted lounge that is filled with natural light with a wealth of space. This room serves as a comfortable and inviting space for relaxation and entertainment, creating a welcoming atmosphere for residents and guests alike. To the rear aspect the property boasts a separate dining room with sliding doors to the garden and a well-equipped kitchen.

With three double bedrooms, this property offers an abundance of space. Each room is well-proportioned, allowing for versatile use, whether it be a bedroom, home office, or study area.

A stand-out feature of this property is the large garden, providing an ideal outdoor space for families to enjoy. Whether it be entertaining friends or simply unwinding after a long day, this garden offers endless possibilities for creating cherished memories.

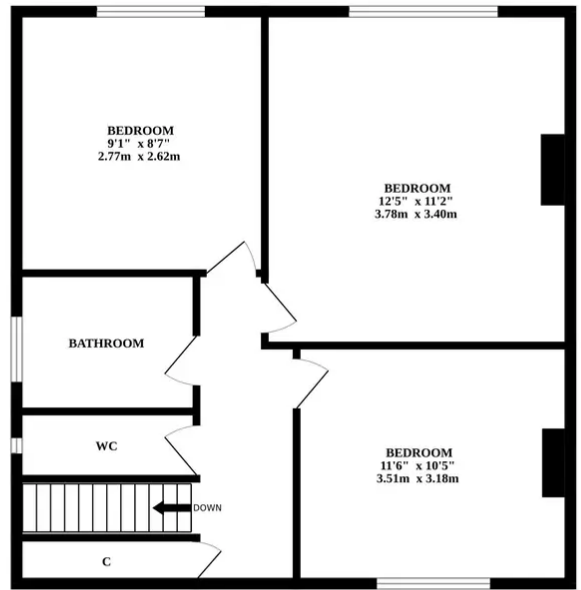
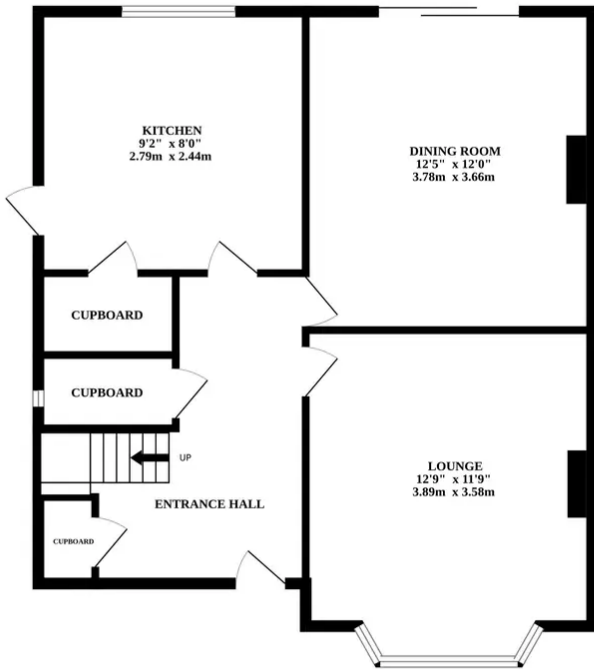
In addition to its exceptional location, this property benefits from excellent transport links, making travel to the nearby city centre and amenities a breeze. With a range of shops, parks, schooling and recreational facilities within easy reach, residents will find all their needs catered for.





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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# Minors & Brady

Estate Agents, Lettings and Property Management

Situated to west of Norwich City Centre (just a 15 minute bike ride away) and conveniently located within close proximity to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich Research Park and the A47. Located close to a range of amenities including parks, shops, schooling and regular public transportation into the city centre.

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.

