



183 Newmarket Road
Norwich | Norfolk | NR4 6AP

FINE & COUNTRY

A RARE FIND



“On one of the city’s most sought-after roads set back behind wrought iron gates, in beautiful formal gardens this unique period property awaits. With five bedrooms, a stunning kitchen and period features abound, in a location so close to the city, homes like this are rarely found.”







- An attractive Detached Three Storey, Edwardian Residence situated in a Prime Residential Area
- Five Bedrooms; Three Bathrooms/Shower Rooms
- Three Receptions; Conservatory
- Stunning Open Plan Kitchen and Family Room
- Downstairs Cloakroom; Storage Room and Cellar
- Established Gardens
- Located on the Newmarket Road within easy reach of the A11 towards London and other Major Road Links
- The Accommodation extends to 3,755sq.ft
- Energy Rating: D

The Accommodation

You take in the front elevation with its panelled entrance door with decorative columns and coach light along with stained glass fan light above the door and stained window to the side. You move through to the...

Main Reception Hall

An amazing amount of space in here, you immediately note the original Edwardian mosaic tiling by the front entrance door and wood parquet flooring underfoot in the main hallway, with Italian designed bare metal lacquer radiator. A staircase rises to the first floor landing with a large storage room beneath the stairs, accessed via a door from the main hallway, this room could be used as a utility or even an extra study if required. A door to your left leads you into the...

Sitting Room

With a deep bay window overlooking the gravel driveway. Upon entering the room you notice the wonderful features including deep coricing, skirting, picture rails and panelling below the dado height along with a timber fire surround with a granite hearth. Double doors draw you out into the...

Conservatory/Garden Room

A lovely room with a bright disposition and outlook to the side. You note the pavement tiles underfoot. A lovely place to sit and enjoy the garden.

You move back through to the main reception hall and move through into the...

Drawing Room

A superb room with original parquet flooring, mantelpiece and gas fire, deep coricing, skirting boards, picture rails and panelling beneath the dado height. There are French windows leading out to the rear garden. Taking centre stage within the room is the large bay window to the side elevation, adjacent to which is a further door into the garden room.

Snug/Study

A flexible room which could be used as a study, TV room or children's playroom and just off the kitchen area. There is a window to the side elevation and there are picture rails, dado rails and skirting. You note the built in double cupboards with shelving. A door from here also provides access into the kitchen/family room, whilst another door provides access into the large storage room under the stairs.

Returning to the rear hallway, noting the part glazed door to the rear aspect with wood flooring underfoot and a second Italian designed bare metal lacquer radiator. In the rear hallway there are plenty of cloak hooks and picture rails. A door set into the floor leads to the substantial...

Cellar

A spacious room with full head height and workbench. Plenty of space to be used as a workroom or substantial wine cellar.

Ground Floor Cloakroom

Newly refurbished, this modern powder room houses a pedestal hand wash basin, WC and heated towel rail. There is an obscured glass window to the side aspect.

Kitchen/Family Room

Modern cabinets can be found to three aspects contrasting well with the granite work surface. There are plenty of wall and base units. Within the kitchen you discover an integrated washing machine and tumble dryer, a Smeg five burner oven, a one and a half bowl ceramic single drainer, sink unit with mixer tap over. Also within the kitchen area there is a central island with built in cupboards and drawers underneath. There is space for an American style fridge freezer. The kitchen area opens into a superb family area, offering views to both the rear and side garden. Taking centre stage is the wood burner. One of the great features of this room is the high vaulted ceilings and an array of downlighters. There is a drop down cinema screen with double glazed doors out onto the rear terrace. You note the marble floor underfoot.

Returning to the main reception hall, you move up the stairs to the first floor landing, passing again a triple stained glass window providing views over the gravel driveway. Moving to the first floor window, again noting an oval window along with a further window to the side aspect. A door to your left leads into...

Bedroom Two

Located to the front of the home, this room overlooks the front garden with two windows allowing plenty of natural light to flood in. There is a pedestal wash hand basin to one corner of the room and there is a painted original wood surround with tiled inserts and hearth. Within the room you also note a built in recessed storage cupboard. A good size bedroom with a picture rail and decorative corning.

Directly opposite you move into...

Bedroom Three

A good size bedroom, again you are reminded of the height of the ceilings in this home. A fireplace with small tiles and wood mantle catch the eye along with a recessed cupboard, whilst to the other side is a built in hand wash basin with a cupboard below and a window to the side elevation.

Moving through into the...

Principal Bedroom

Immediately you note the sense of space and character within the room along with windows to the side elevation allowing plenty of natural light to flood in. Original deep skirting, picture rails, corning and a wood fire with tiled inserts capture the eye. A door takes you into the newly fitted...

En-Suite Shower Room

With a shower cubicle, a wash hand basin built into a vanity unit with three drawers with a mirror above and a low level WC with another heated towel radiator and a window to the side elevation.









Moving through to the rear of the home you go through to the...

Bathroom

Fitted with a three piece white suite comprising pedestal wash basin, low level WC and panelled bath with tiled flooring underfoot. There is a window to the side elevation and a built in large airing cupboard housing the gas fired, wall mounted cistern and tank. You also note the two heated towel rails with inset radiators.

Returning to the main reception hall, you note the second floor staircase rising to the second floor. On this floor you discover two further bedrooms and a shower room. A door to your left leads into...

Bedroom Four

Another good size bedroom, with a window to the front elevation with light enhanced by the velux roof light. You note the storage cupboard and wash hand basin.

On the landing you discover a built in eaves storage, whilst a door directly in front of you takes you into the...

Shower Room

Fitted with a three piece white suite comprising low level WC, a pedestal wash basin, a shower cubicle with Aqualisa shower. The room is part tiled and you notice the roof light along with the storage cupboard.

A door leads you into...

Bedroom Five

Again a good size bedroom with high ceilings and a walk in dormer window that peers down onto the rear terrace and garden. You note the roof light above along with the window to the rear elevation.



The Grounds

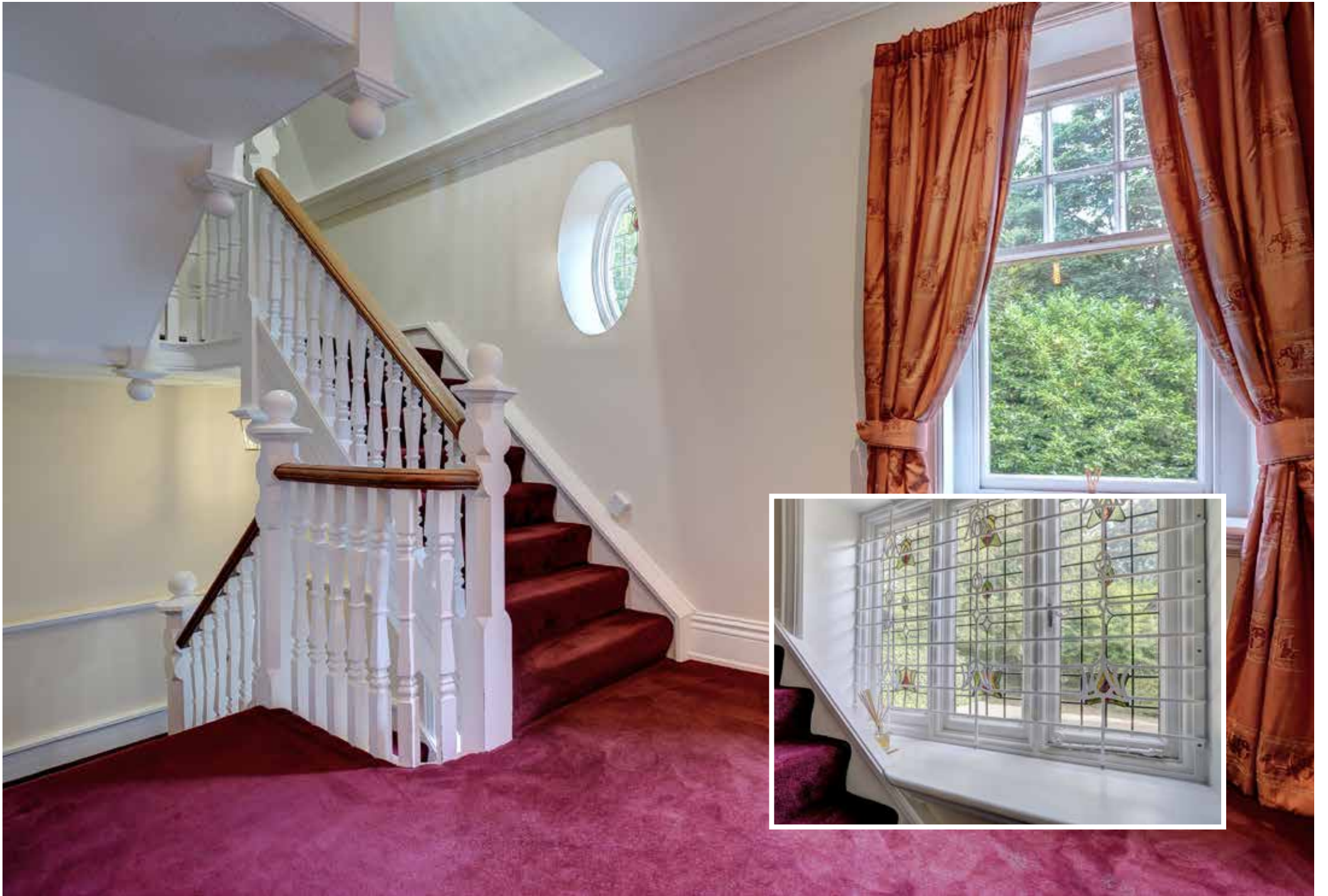
The property is approached from Newmarket Road where there is a gravel driveway to wrought iron electric gates. The driveway then curves around the front of the property. Within the grounds you discover a garage with an up and over door, whilst the driveway provides plenty of parking and is shielded by part laurel hedging and mature shrubs and trees. The garden can be accessed from both sides. The front garden has various mature trees and plants. To the rear of the property, the garden has a paved terrace with part walling and steps up to the raised garden with various mature trees and shrubs. The garden is mainly laid to lawn and is enclosed by both hedging and close board fencing.

Agents Note

Planning permission has been granted for a new dwelling to the rear of this property with, garage, access drive and entrance gates. Application Number: 18/0014/F. A separate drive, fencing and access have already been completed. Planning permission has been granted in the past (although now lapsed) for a front extension to the property for sale. The extension consists of a double garage, large utility and substantial studio room above the garage. The seller is happy to pass on plans. Application number 17/00813/F.





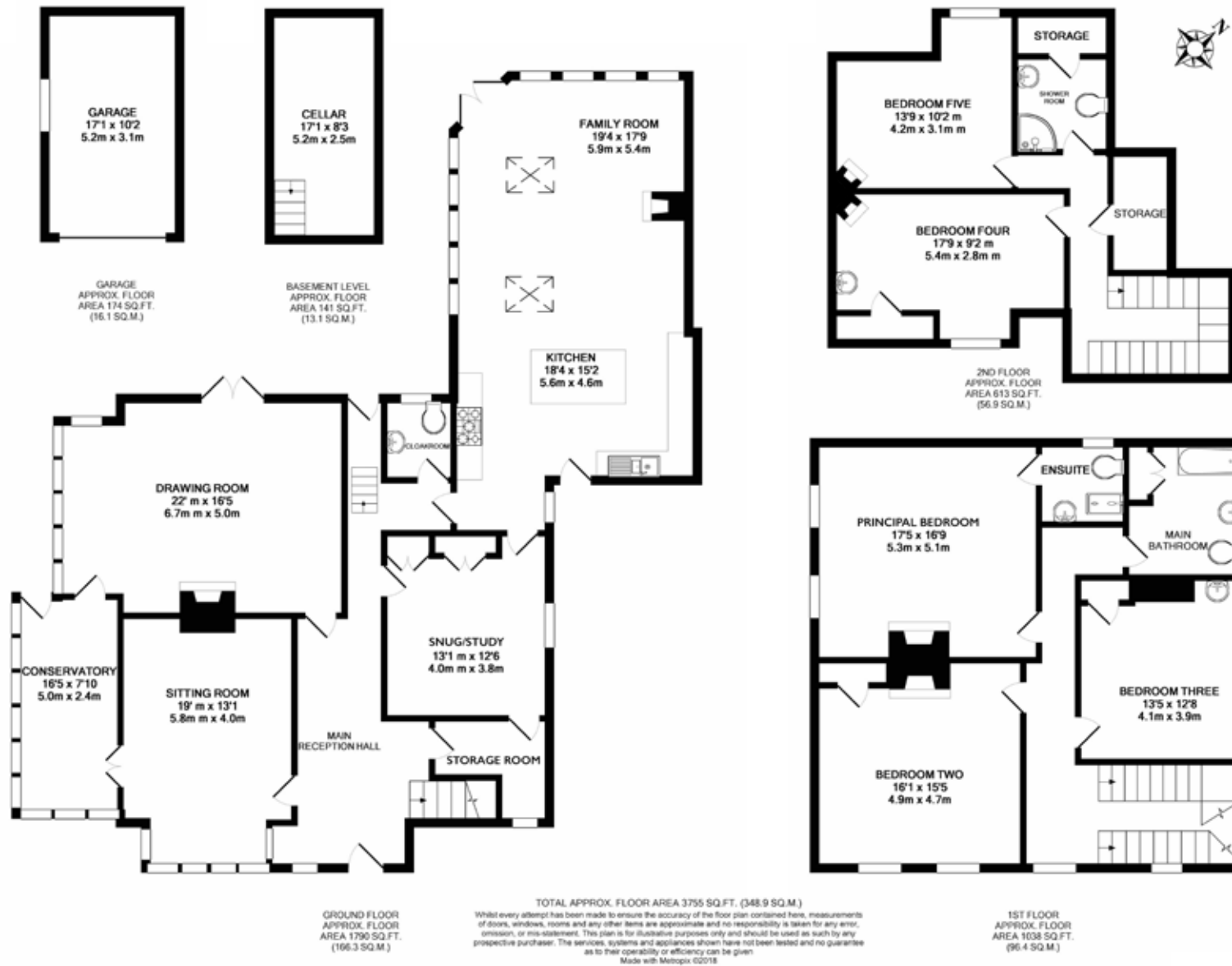












Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed



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On Your Doorstep...

Newmarket Road is conveniently located within walking distance of Norwich City Centre. There are good schools close to the property which include Norwich High School for Girls, Town Close House Preparatory School and Norwich City College of Further and Higher Education.

How Far is it To...

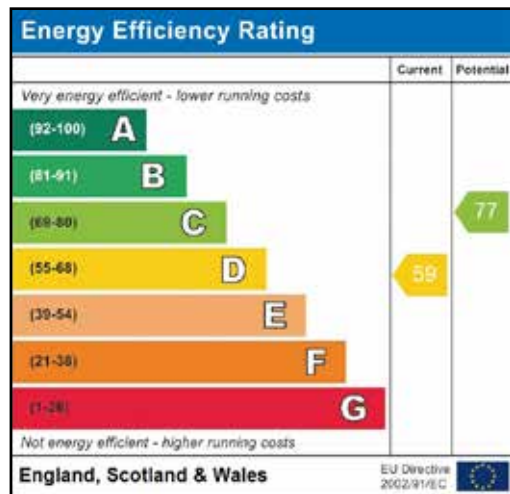
Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfield shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich city centre on St Stephens Street and take the second exit onto St Stephens Road. Follow St Stephens Road to the traffic lights and take the right fork into Newmarket Road. Continue on Newmarket Road and the property will be found after a short distance on the right hand side.

Services

Gas Central Heating, Mains Water, Mains Drainage
 Norwich City Council



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

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