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THE STORY OF

127 Newmarket Road

Norwich, Norfolk

SOWERBYS



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127 Newmarket Road

Norwich, Norfolk
NR4 6SZ

Imposing Property Along a Sought-After Road

In the Prestigious Golden Triangle

Superb Entertaining Space

Excellent Vaulted Family/Dining
Room Opening to the Kitchen

Enclosed Level Garden

Parking for Several Cars

Character Features

Cleverly Extended

In the Same Ownership Since 1995

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“Our home in three words: bright, happy and spacious.”

The prestigious Golden Triangle has long been a desirable area of Norwich and when the current owner bought number 127 in 1995, it fulfilled their brief perfectly. Standing proud on sought-after Newmarket Road, it gave them the ability walk to shops in the city along with the

proximity to great schools and nearby open spaces, a perfect choice for their family. The property’s potential was clear and over time it’s allowed our vendor to extend and adapt the home to suit the changing needs of their growing family.





Having been extended and reconfigured, this imposing property now features a superb open plan vaulted family/dining room opening into the kitchen. It is the owner's favourite space in the house and has been brilliant for entertaining. Family gatherings are wonderful in the summer, with the bi-folding doors open and the space seamlessly connected with the garden. Frameless glazed internal doors allow the sitting room to be part of this spacious open plan area – or to be separated for a quieter, relaxing sanctuary. A dining room to the front provides a further reception option. Abundant in spaces to relax and entertain, the property meets the practical needs of a family too with a well-equipped utility room providing plenty of space for laundry.

“The kitchen/
family room is the
perfect space for
entertaining.”

Five/six bedrooms provide plenty of room to accommodate a large family, with a ground floor bedroom with en-suite wet room perfect for an older relative. The luxurious principal bedroom suite includes an en-suite bath and shower room, extensive fitted wardrobes, and french doors to a roof terrace overlooking the garden - a leafy and private spot for a quiet morning coffee. A second bedroom also has its own en-suite, whilst the remaining three first floor bedrooms share a family bathroom and separate WC. Alternatively, bedroom six would make an ideal nursery or office. The second floor comprises useful attic space and a loft room.







External spaces are low maintenance throughout; to the front is a lawn and shingled driveway behind a gated entrance, setting the property back from the road. The rear garden is a great size, with a lawn large enough for children to run off steam and mature trees adding to the leafy setting which can be enjoyed while dining on the terrace.

Earlham Park and Eaton Park are convenient for the property and have provided so much enjoyment for walking and running, offering such a great feeling of greenery and space within the city. Over the 27 years the vendors have owned the property there has been an increase in cycle lanes which has made the property even more convenient for city amenities without needing the car.

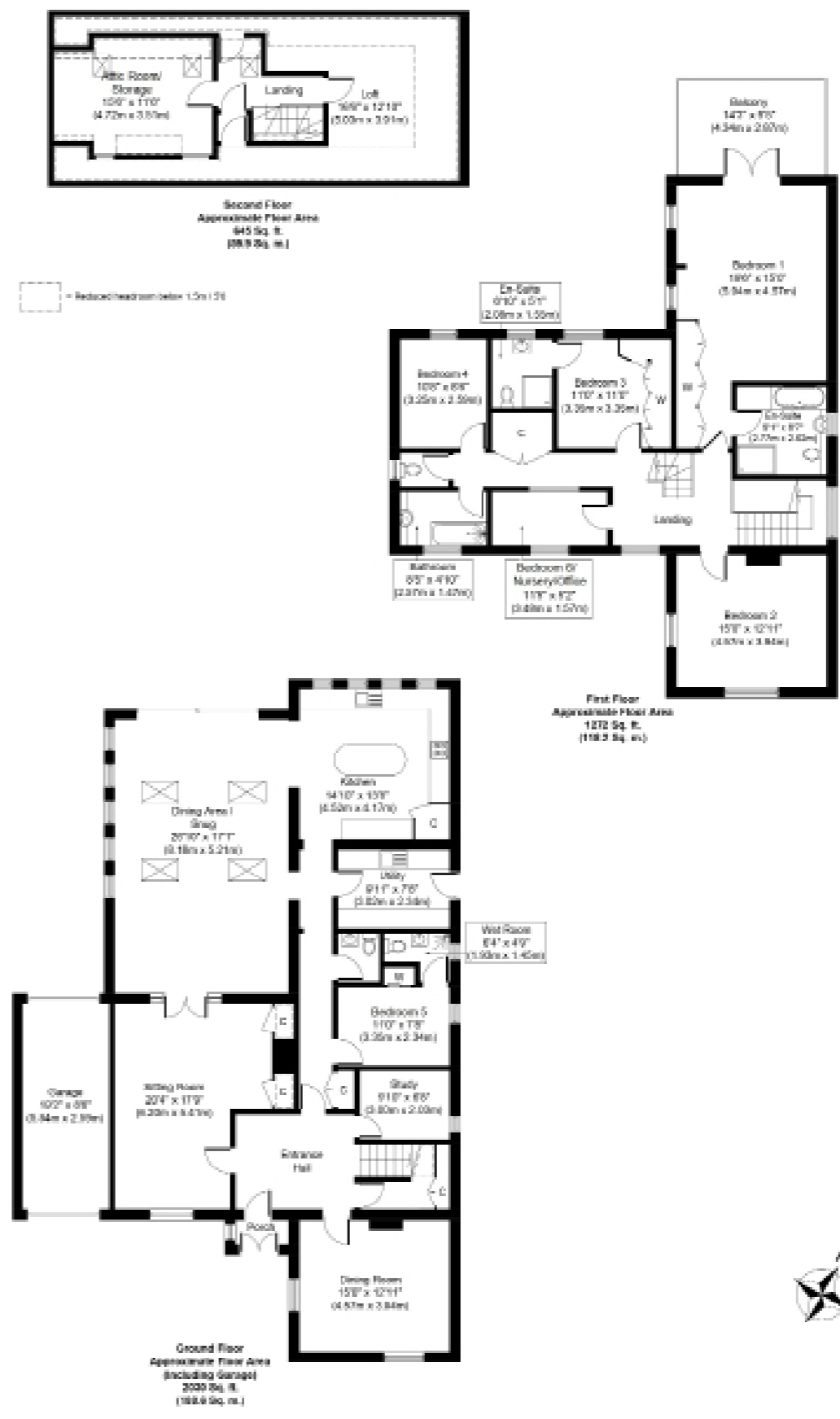
“It’s great being within walking distance of schools, the city, beautiful green open spaces, and fabulous local pubs with great food.”

The vendors have gone to great lengths to ensure the character and integrity of the original house fuses perfectly with the more modern open areas they have created. The spaces are very versatile and can be adapted to suit a variety of needs. The imposing family house has been a bright, spacious and happy home. It now offers a superb opportunity for a family looking to move to the city for exactly the same reasons the vendor bought it in 1995.





“After 27 years here, it’s still a great area.”



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. 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.
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ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as

an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.

Note from the Vendor



Eaton Park

“I love walking around the UEA, Earlham Park and Eaton Park - they're perfect for running too.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref- 9912-1120-7099-0418-9296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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SOWERBYS



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