



THE STORY OF

4 Poplar Avenue

Norwich, Norfolk

SOWERBYS

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4 Poplar Avenue

Norwich, Norfolk
NR4 7LB

Extraordinary Family Home

Five Double Bedrooms

Stunning Open Plan Lifestyle Room

Original Arts and Crafts Features

Piece of Local History

Excellent Transport Links

Highly Regarded Avenue Setting

Generous and Varied Plot

Highly Versatile Accommodation

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“We’ve created an open-plan space which is great as a family home and for entertaining guests.”

Nestled discreetly on a serene leafy avenue, this noteworthy home sits proud in a generous plot, with a grand formal façade providing a window to the early 20th Century. The immaculately extended and renovated interiors accommodate a brilliantly modern way of living, injecting calm and cohesiveness into busy family life.

Built around the 1920s for Ralph Mottram, a renowned author and once Mayor of Norwich, the enchanting property just caught the end of the Arts

and Crafts movement and continues to celebrate much of that heritage today. Fabulous detailing throughout can be found expertly woven with more modern and striking spaces such as the stunning lifestyle room to the rear, flooded with natural light.

The location is every bit as balanced; far reaching views and serene woodland enclaves can be found alongside excellent transport links to the city and amenities within walking distance.



An attractive U-shaped driveway leads to the front door where a characterful porch gives way to the welcoming reception hall. The majority of the ground floor is dominated by the extraordinary extended lifestyle room with intelligently positioned accommodation giving a wonderful feeling of harmony, yet managing to keep well-defined, separate spaces. The modern fitted kitchen boasts a wealth of high quality cabinetry and appliances with a central island housing a breakfast bar for informal dining and socialising. The spaces spread through a seating area toward a dining area sitting under a roof lantern and next to a full run of bifold doors out to the raised sun deck.

“The dining room opening onto the deck is perfect for entertaining, and enjoying the views without being overlooked.”

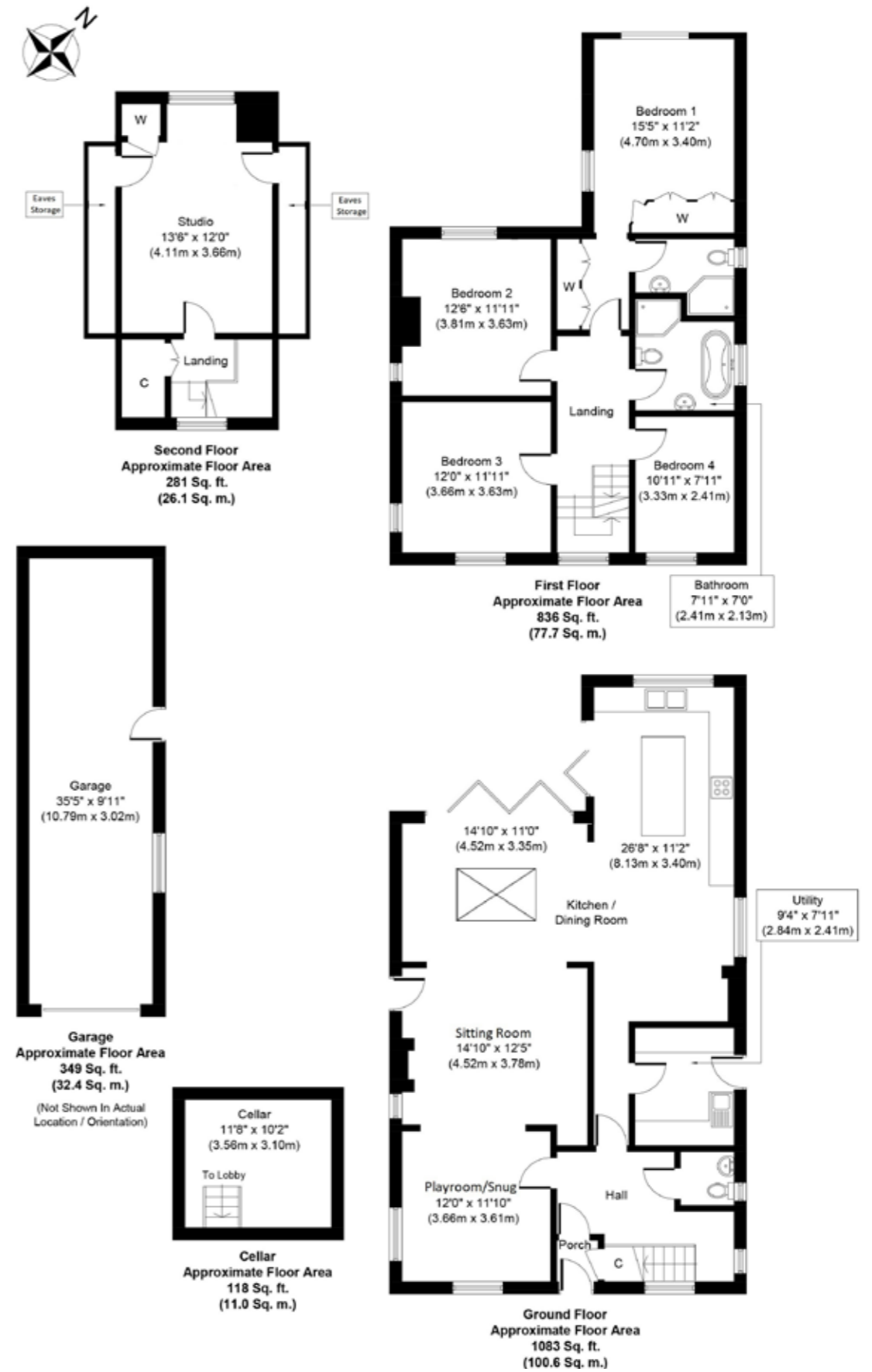


The seating area is in the original section of the home and retains its period fireplace whilst yet more space adjoining this is currently used as the perfect spot for a playroom/kids area. The ground floor is completed by the highly practical utility/boot room with side door and access to the spacious cellar which can be found near the kitchen.

The first floor is home to four generous bedrooms. The impressive principal suite to the rear of the home boasts a dressing area complemented by further wardrobe space, a shower room en-suite and a main room with reams of natural light and delightful views across the valley. The three further bedrooms on this floor are all doubles and well-served by the spacious family bathroom.



The home continues onto the second floor and features an impressive fifth bedroom, currently serving as an ideal study or studio. The superb elevated views stretch even further across the horizon toward Strawberry Field, a popular spot for walks, and excellent storage can be accessed in the eaves.



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.



“It’s a quiet street with lovely neighbours, and we enjoy wonderful views, beautiful sunsets, hot air balloons, and lots of wildlife - hawks, owls and deer.”



Outside, the sprawling plot is every bit as unique as the home. The landscaped front driveway makes for an elegant welcome with ample parking being complemented by the detached garage.

A side decked area leads to the expansive terrace to the rear offering seamless integration with the principal reception and the perfect space for entertaining friends and enjoying the breathtaking sunsets as a family. The garden continues to sprawl to a lower terrace and down ornate stone steps to the well-tended lawn. There are fruit trees, including apple, pear and apricot, as well as a herb garden. Beyond this, a private and peaceful wooded area completes what is a delightfully versatile garden.



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. Its 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 west 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



Nearby Eaton Park

“...so many walks close by, Eaton and Earlham Parks, and good local pubs too - it's village life within the city.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with underfloor heating to the ground floor. Fitted solar panels with battery storage and EV charging point.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2437-4270-2607-7451

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

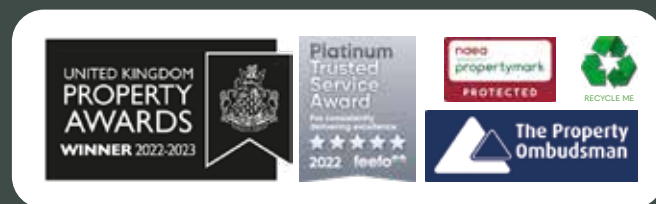
Freehold.

LOCATION

What3words: ///cherry.proven.ritual

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SOWERBYS



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