



THE STORY OF

85 Newmarket Road

Norwich, Norfolk

SOWERBYS



THE STORY OF

85 Newmarket Road

Norwich, Norfolk
NR2 2HP

-
- Prime Location
- Grade II Listed
- Sympathetically Updated
- High Quality Throughout
- Three Reception Rooms
- Stunning Kitchen/Dining/Family Room
- Utility Room and Larder
- Six Bedrooms, Three Bathrooms
- Parking and Garage
- Spectacular Landscaped Garden
-

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





“It’s given us the space to breathe...high ceilings and generous rooms.”

This exceptional Grade II listed home is located on the most desirable and popular Newmarket Road close to the heart of the Cathedral City of Norwich. From the moment you enter the driveway, you are greeted by its beautiful façade. No expense has been spared on the transformation of this home where clean lines, superb quality fittings and a fine contemporary finish marry perfectly with the period charm of its origins.

The central entrance hall welcomes you in to a warm and inviting home. The two reception rooms to the front present a gesture to its history, with period fireplaces, ornate cornicing, shutters and stripped wooden floors. Within the entrance hall, your eyes are instantly drawn to the Crittall doors at the end which take you in to an incredible space.





The owners have created a sociable, inviting and bright and airy heart to the home. In a striking deep green, the kitchen with its island is a perfect area to prepare food and chat. Arranged in such a way, there's a natural divide between the central dining area and the sumptuous relaxed seating area. The whole space has stunning views via three large sliding doors which overlook the magnificent landscaped garden.

A cosier spot, the library really does have a calming ambiance. Nicely accessed from the seating area of the kitchen, it's a perfect place to work from home, read a book next to the wood-burning stove, or simply take some time to relax. In addition there is a cloakroom, a well-appointed utility room, gym/pantry and access to the garage.



The beautiful entrance hall staircase takes you to the well-proportioned first floor landing. The principal suite offers a bedroom, separate dressing room and a boutique shower room. There are two further substantial bedrooms on this floor, as well as a luxurious, modern, well-fitted family bath and shower room.

The top floor provides additional sleeping accommodation with two bedrooms, one with an en-suite shower room.

“Period features and classical style - with modern comforts such as underfloor heating...”





“I’d describe my home as ‘expansive, comfortable and stylish’, though my friends say it’s ‘gorgeous’ and ‘serene!’”



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.

Copyright V360 Ltd 2023 | www.houseviz.com

So much thought and creative design has gone into the garden to the rear, which is a real show-stopper. Divided into different sections, with a sunken terrace as the main feature. A fine feature pond gives a sense of tranquillity, and to the rear is a grassed area. Abundant, well-established planting gives huge variety during the spring and summer months and ensures the garden is an ever-changing serene outdoor retreat.

This remarkable residence stands as a testament to meticulous design and timeless elegance. From its captivating façade to its thoughtfully curated interior spaces and its beautifully landscaped garden, every detail speaks to a harmonious blend of modern luxury and period charm.



“The gardens were designed by a RHS Young Gardener of the Year...they look magical at night.”



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



“...originally doctors’ houses, this road is in the ‘heritage window’ approaching the Golden Triangle.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///tips.banana.dime

AGENT'S NOTE

Seasonal garden photographs have been provided by the vendor.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL