



109 Newmarket Road
Norwich | Norfolk | NR2 2HT

FINE & COUNTRY

AN AIR OF ELEGANCE



“With the beautiful proportions of the Georgian era, this home impresses from its handsome frontage to the myriad of features inside. Beautifully and sympathetically restored by the current owners, it sits on one of the city’s most prestigious roads, walking distance from the centre and offering easy access across the area. A dream family home with the option of an annexe, a delightful private and low maintenance garden, plus plenty of parking – this property has it all.”



KEY FEATURES

- A Handsome Georgian Fronted Grade II Listed Home on the Sought After Newmarket Road in Norwich
- This Beautiful Period Home offers the Option of an Annexe
- Seven Bedrooms; Family Bathroom and Two Separate Showers
- Kitchen/Dining Room with Separate Utility, WC's and Cellar
- Five Reception Rooms and a Conservatory
- Walled, Private and Sheltered Garden
- Large Driveway provides Plenty of Parking
- The Accommodation extends to 4,087sq.ft
- Energy Rating: D

High ceilings, stained glass, marble fireplaces, a fabulous curved sweeping staircase... this period home has all this and more. Imagine yourself welcoming all the family for a weekend brunch in the impressive kitchen, soaking up the sun in the conservatory or hosting a houseful for Christmas dinner – this is the perfect home for a family and for anyone who loves entertaining. A warm and friendly feel awaits you when you come to view this picture-perfect property.

Highly Desirable

This handsome home sits on one of the most prestigious roads in Norwich, Newmarket Road, known for its impressive character properties. It's thought to date back to around 1820 and has been a very happy home to the current owners for almost 40 years. They came here looking for a place that had enough room for their growing family and for their business. At the time, the house had been rather neglected and needed a lot of work, but the advantage of this was that the original features were unspoilt, and the owners could see the potential to bring the house back to its best whilst running their business from the coach house. They replaced the roof, fitted a new kitchen and bathrooms, replaced the conservatory, converted the first floor of the coach house and more. What had been rather unloved became a warm, bright and welcoming family home. As their business grew and moved to larger premises, the owners chose to stay here as they loved the house and the lifestyle so much, and found the property continued to work very well as their children were growing up.





KEY FEATURES

Feature Packed, Family Friendly

The layout here works very well and makes the house very versatile. As you come in through the front door, you have an elegant reception room to your left and a fabulous 'heart of the home' kitchen to your right. There's plenty of room for a good size table in here, and it's the place where all the family have gathered on many weeknights to catch up on each other's news as they eat together. It's also handy when you have guests arriving, as you can see the comings and goings while you're cooking. A door from the kitchen leads to a utility room. Moving back into the main hall, you notice the beautiful staircase, with its turned banister drawing your eye up towards the first floor. Both the hallway and reception room have access to the Victorian style conservatory, a lovely room in which to soak up the sun when it's not quite warm enough to sit outside. This is a great spot for curling up with a good book. To the rear of the property there are a further two reception rooms, one the main sitting room with views over the garden, and the other used as a study. You also have access to the annexe in the former coach house. This consists of two large ground floor rooms, a shower room and cloakroom, and a large room above. As well as working well for multi-generational living, this would be a huge hit with older children looking to entertain their friends in their own space. In fact, this is how the owners' children used it. This is a house where you have room to congregate but you also have enough space to spread out and do your own thing. Upstairs, the bedrooms in the main house all have period fireplaces, making a lovely feature and focal point within the rooms.

So Much To See

Outside, the walled garden isn't large, but it is easy to care for and very attractive. There's plenty of space for a family barbecue or for children to play. It's both sheltered and sunny; a beautiful spot in which to relax and refreshingly private and peaceful. The road to the front of the house is a main road, but the house is set well back behind mature trees, so sitting in the garden you're not disturbed and you can hear the birdsong and unwind, nicely tucked away. One of the reasons this road is such a desirable address is that it gives you easy access to everything. You can walk into the city, to some of Norwich's finest schools, to shops and more. The owners enjoy exploring the garden centre down the road, strolling around by the lake at UEA, or visiting nearby Eaton park. You have the café culture of the Unthank Road area on your doorstep too. Commuting to the university, hospital or research park is easy, as is heading out from across the area down the A11.

































INFORMATION



On The 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. Nearby Eaton provides a Waitrose supermarket, Veterinary surgery, Takeaways and Eaton Park which has a skate park and a pitch and put golf course. The village also has public houses, hairdressers, schooling and is home to Eaton Golf course.

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 onto Newmarket Road. Go straight ahead at the roundabout and the property will be found on the right hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - ADSL - vendor uses Zen Internet

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

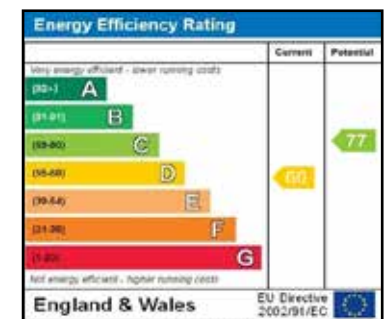
Norwich City Council - Council Tax Band G

Freehold



TOTAL FLOOR AREA: 4087 sq.ft. (379.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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