



THE STORY OF
268 Unthank Road
Norwich, Norfolk

SOWERBYS



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THE STORY OF

268 Unthank Road

Norwich, Norfolk,
NR2 2AJ

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Substantial City Home

Abundance of Natural Light

Fine Arts and Crafts Addition

Four Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Cellar

Principal Bedroom with En-Suite

Five Further Bedrooms, Two Bathrooms

Well-Landscaped Grounds

Walking Distance to the City

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“It has been a great family home and a wonderful space for entertaining.”

Starting its life in 1905, a humble Edwardian home. During the 1920s and 1930s, the property was sympathetically extended in the much-loved Arts and Crafts movement.

This fine family home boasts spacious rooms with ample character and versatility. Tucked away behind a substantial boundary wall, you'll find plenty of secure garaging and parking.

As you step through the entrance door, the reception hall greets you warmly, with a stripped wooden floor, an ornate Arts and Crafts staircase, and a beautiful fireplace with stained glass windows on each side.

The reception rooms are a host's dream, perfect for entertaining and socialising. The drawing room, with its circular bay window and seating, provides a stunning view of the garden.

The dining room benefits from a smaller circular bay window, where the owners enjoy dining while taking in the changing seasons of the garden.

For relaxation, the snug is the perfect spot, and for those who love to cook, the well-equipped kitchen offers an enjoyable space for creating. There's also plenty of room for a breakfast table for informal dining. Additionally, the property boasts a study, cloakroom, boot room, and cellar.







Meandering up the Arts and Crafts staircase, you'll find a bright and generous landing leading to the bedrooms. The principal bedroom is incredibly spacious, mirroring the drawing room with its bay window, and enjoys a stunning en-suite bathroom. There are five further bedrooms, a family bathroom, and a separate shower room.

“We've loved the space for entertaining family and being in a quiet location yet very close to the city centre.”



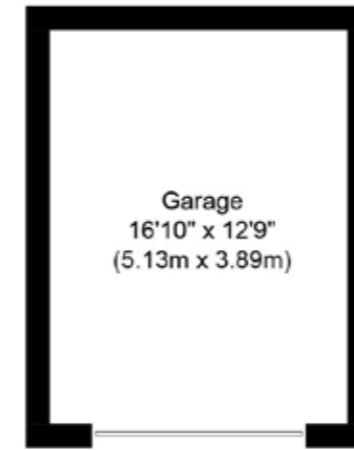
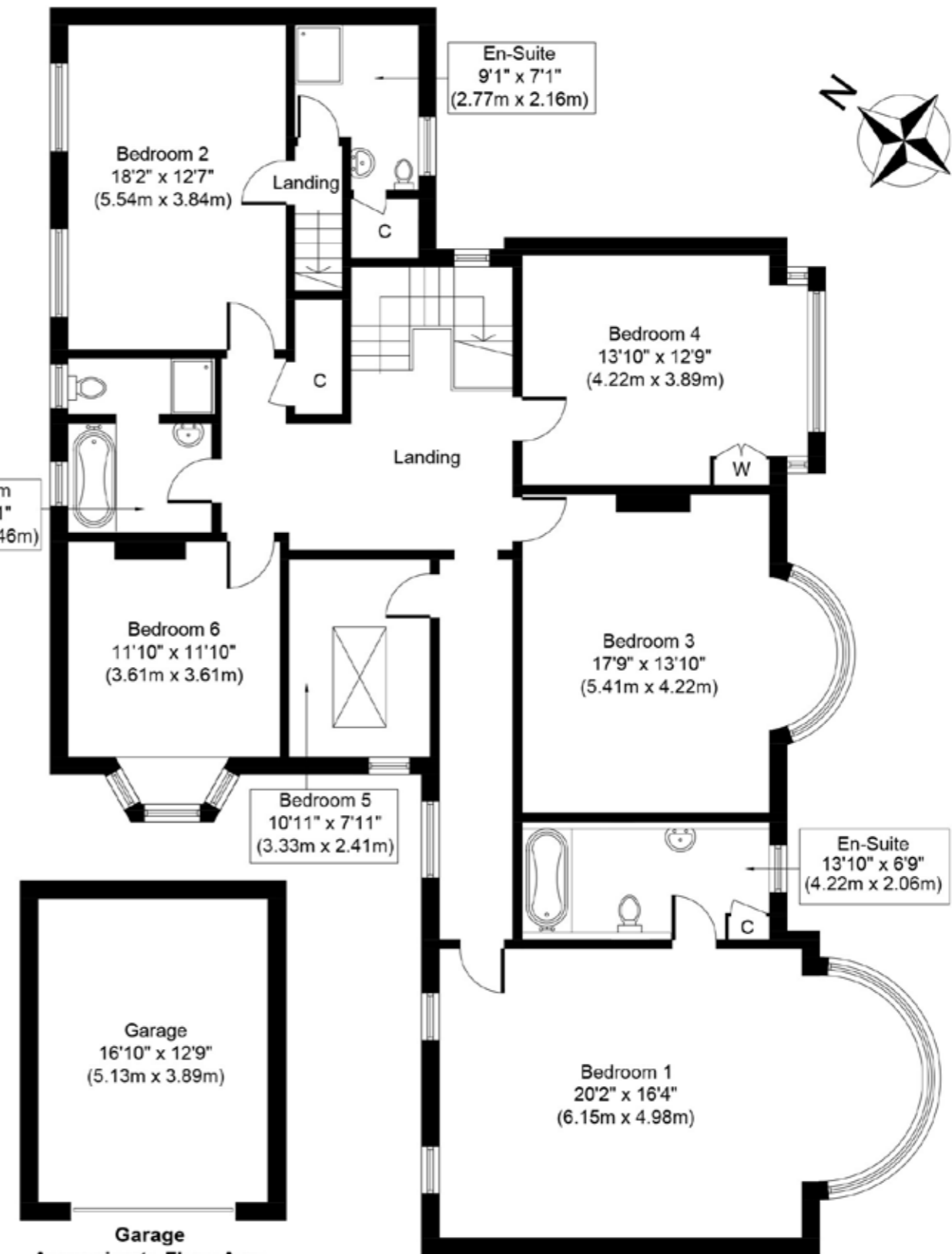
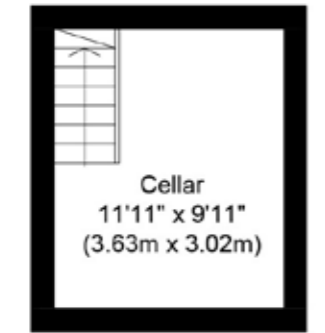
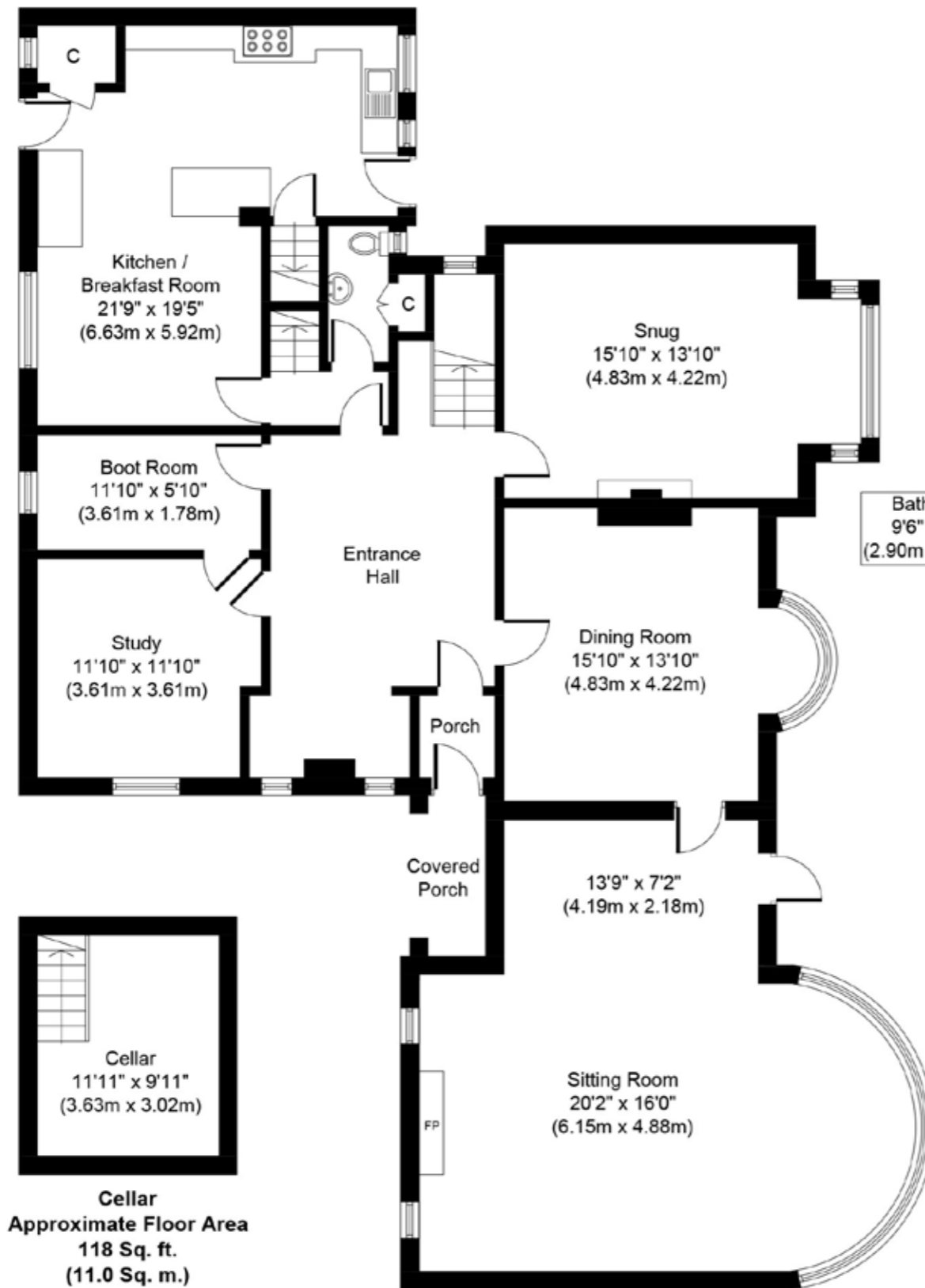


Behind a brick boundary wall, this fine family home sits proud. A gated entrance leads to a substantial gravelled parking area, complete with a circular shrub bed and a detached garage. The planting along the boundaries adds to the property's charm. The south east facing terrace takes in the almost rural outlook, and the sweeping lawn, mature shrub borders, and specimen trees create the impression of being in the countryside. For the avid gardener, the greenhouse is perfect for pottering about and spending time in the kitchen garden.



“Our garden is a great joy, from growing our own vegetables, to playing games, having barbecues, and generally enjoying being outdoors.”





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.



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.

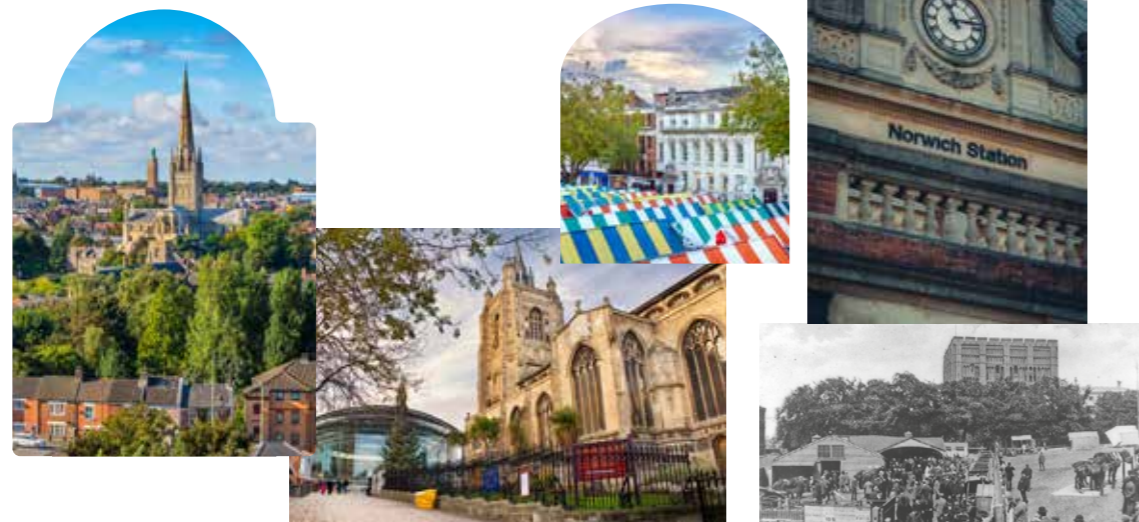
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today 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



View of the garden.

“We love our garden views, watching it change through the seasons.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2360-9270-2127-3585

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.bounty.brain

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SOWERBYS



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