

# HADLEY TAYLOR

**63 NEWMARKET ROAD, NORWICH NR2 2HW**

**RARELY AVAILABLE GRADE II LISTED GEORGIAN TOWNHOUSE LOCATED IN A UNIQUE AND VERY GRAND TERRACE IN THE GOLDEN TRIANGLE, ARRANGED OVER FOUR FLOORS WITH ENTRANCE HALL, 31' LIVING ROOM, KITCHEN, UTILITY ROOM, GROUND FLOOR CLOAKROOM, PANTRY, BASEMENT, 6 BEDROOMS, BATHROOM, SEPARATE WC, GAS FIRED CENTRAL HEATING, A WEALTH OF PERIOD FEATURES, GARAGE, OUTBUILDINGS, STUDIO WITH SHOWER ROOM, PRIVATE WALLED 80' REAR GARDEN, COURTYARD GARDEN AND COMMUNAL GARDENS**



**Living Room**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Studio**



**Rear Garden**



**GUIDE PRICE £795,000**



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 email: sales@hadleytaylor.com**

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## Location

The property is located within easy walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, the city centre, local shopping facilities, public houses and parks are all within easy reach. The University of East Anglia and the Norfolk and Norwich Hospital are also close by.

## Accommodation

The ground floor accommodation comprises entrance hall with original turned staircase to the first floor, through 31' living room with sash window with original shutters to the front, French doors to the courtyard garden and period fireplace with wood burning stove, kitchen with granite work surfaces, utility room, pantry and ground floor cloakroom. On the first floor there are four bedrooms, bathroom and separate WC off the landing. On the second floor there are two further bedrooms. The property is well decorated throughout and benefits from gas fired central heating and a wealth of period features.

## Outside

The communal garden adjacent to Newmarket Road is managed by the terrace association. This garden is extensive planted with shrubs and mature trees and is for the exclusive use of residents of the terrace. Immediately to the front of the property there is a lawn with a path leading to the front door. To the rear of the property there is a private walled courtyard garden which is paved with rear access. The main garden to the rear beyond the outbuildings is walled and about 80' long with lawn, trees and shrub borders.

## Outbuildings

The garage has timber hinged doors, power and light. Adjoining the garage is a workshop with power and light with a door leading to the rear garden. The studio is accessed separately with a shower room on the ground floor and a spiral staircase leading to the studio room itself. The studio has a kitchenette with work tops and sink.

## Directions

Leave Norwich on St. Stephens Road, continue into Newmarket Road and the property can be found in an elegant terrace of houses set back from the road behind a screen of mature trees.

## Local Authority

Norwich City Council.

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

Monday to Friday: 0900 - 1730  
Saturdays: 1000 - 1300



