

# HADLEY TAYLOR

**158 NEWMARKET ROAD, NORWICH NR4 6SE**

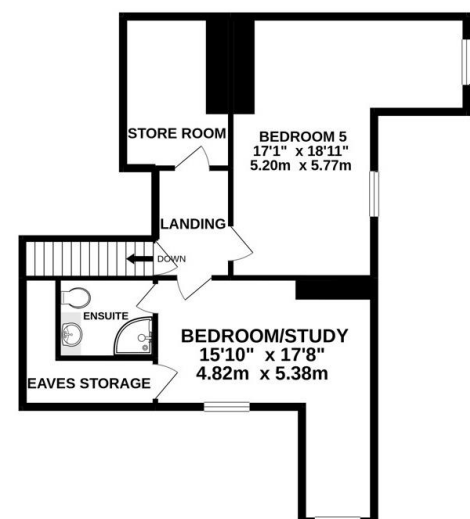
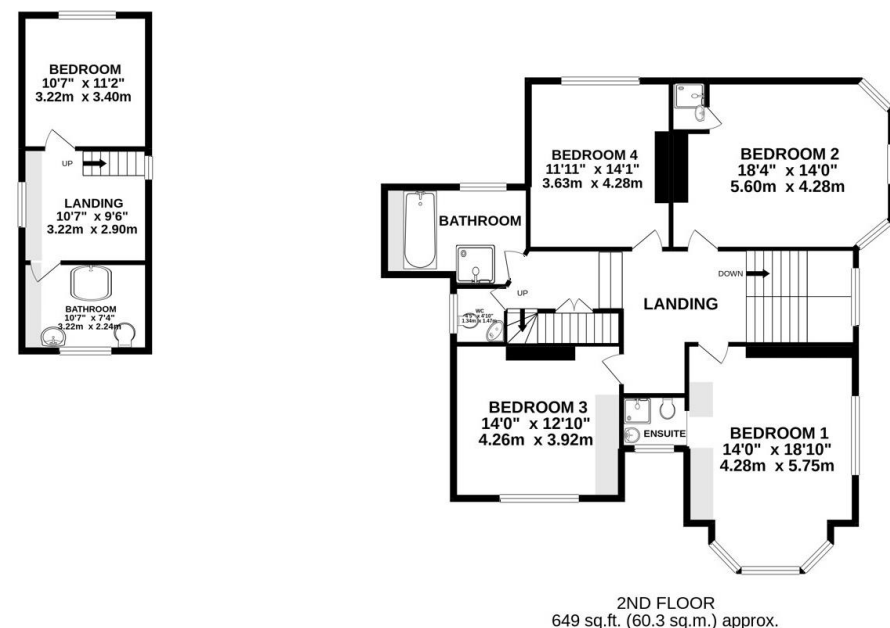
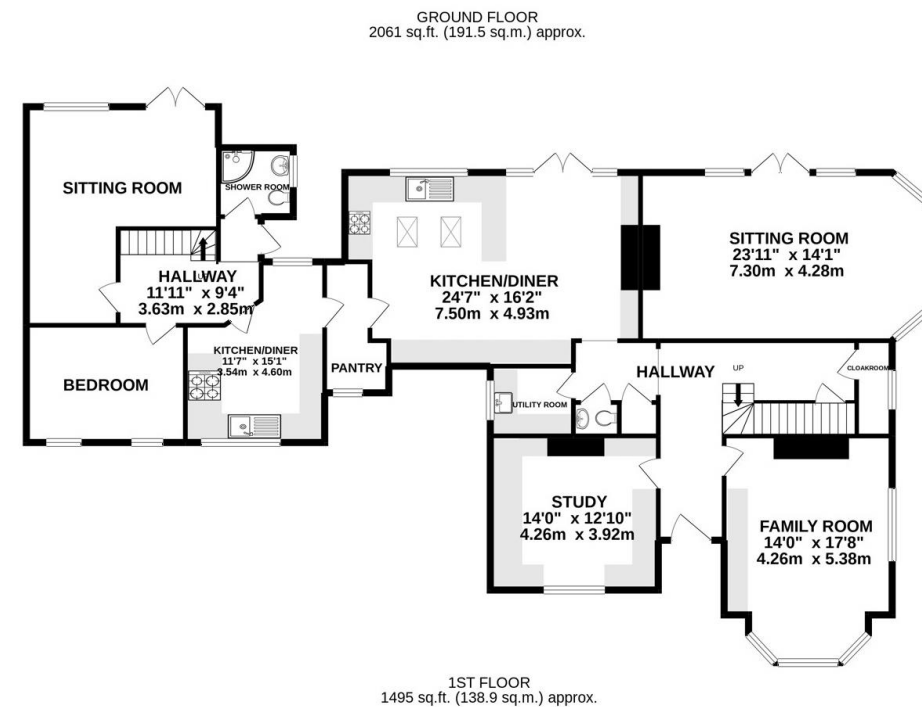
**MAGNIFICENT DETACHED EDWARDIAN FAMILY HOUSE LOCATED IN THE CITY'S FINEST RESIDENTIAL AREA WITH ENTRANCE HALL, SITTING ROOM, FAMILY ROOM, STUDY, OPEN PLAN KITCHEN/DINER, UTILITY ROOM, PANTRY, GROUND FLOOR CLOAKROOM, 6 BEDROOMS, FAMILY BATHROOM, SEPARATE WC, 2 EN-SUITE SHOWER ROOMS, 2 STOREY SELF CONTAINED 2 BEDROOM ANNEX, LARGE SOUTH FACING REAR GARDEN, GAS FIRED CENTRAL HEATING, A WEALTH OF PERIOD FEATURES AND NO ONWARD CHAIN  
ENERGY RATING D**



**GUIDE PRICE £1,450,000**



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
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Location

The property is located within two miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as comprehensive shopping facilities and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, public houses, and parks are all within easy reach. The Norfolk and Norwich University hospital and the University of East Anglia are also close by.

Accommodation

The ground floor accommodation comprises an entrance hall with original staircase leading to the first floor, sitting room with French doors to the rear garden, ceiling mouldings and feature fireplace with wood burner, family room with bay window and feature fireplace, study with bay window, feature fireplace and three built in timber workstations with matching shelving, open plan kitchen/diner with feature fireplace and French doors to the rear garden, utility room, pantry and cloakroom. On the first floor there are four double bedrooms each with bespoke built in timber wardrobes, family bathroom and separate WC off the galleried landing whilst bedroom one has an en-suite shower room. On the second floor there are two further double bedrooms, one of which has an en-suite shower room.

The self-contained annex has a sitting room with French doors opening onto the rear garden, modern kitchen, bedroom and shower room on the ground floor and a bedroom, study landing and bathroom on the first floor.

The property is well presented throughout and benefits from gas fired central heating, solar panels, and a wealth of period features including ceiling roses, cornicing, picture rails, fireplaces, stained glass windows and working servant’s bells.

Outside

The front garden is laid to shingle and offers off road parking for several cars with an in and out drive, mature shrubs and numerous trees. The large rear garden is south facing and laid to lawn with mature shrubs, numerous trees, two patio areas, 3 garden sheds, a summer house and a timber outbuilding used for firewood and storage.

Directions

Leave Norwich on Newmarket Road and cross over the outer ring road. The property can be found on the left hand side of the road just after the junction with Branksome Road.

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: 0930 – 1500



Sitting Room



Family Room



Kitchen/Diner



Kitchen/Diner



Rear Garden



Rear Elevation