



Matlock Road, Norwich - NR1 1TL





## Matlock Road

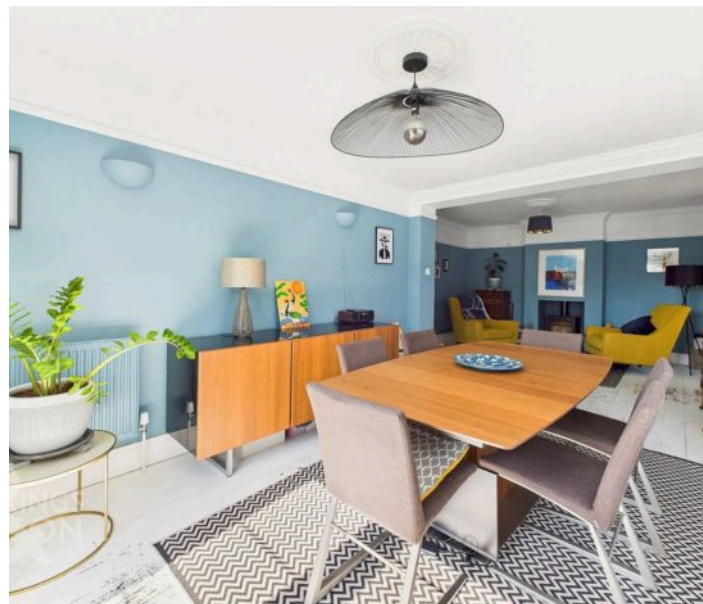
Norwich

This EXTENDED and EXPANSIVE DETACHED property originally built in the early 20th century boasts in excess of 2130 Sq. ft (stms). With a charming combination of PERIOD FEATURES and CONTEMPORARY STYLE, the property resides centrally in a popular NR1 postcode enjoying a CUL-DE-SAC setting - within walking distance to the City Centre. Offering an immaculately landscaped and mature PRIVATE GARDEN enjoying a desirable south facing aspect, the accommodation includes an imposing 26' open plan SITTING/KITCHEN/DINING space at the heart of the home, with BI-FOLDING doors to the garden terrace, lower floor MUSIC ROOM/STUDY and UTILITY room leading up a handful of steps where the OFFICE can be found, with access to the GARDEN and GARAGE. In the original portion of the home, a handy GROUND FLOOR W.C resides from the hallway with two further RECEPTION rooms and DINING ROOM, both with functioning WOOD BURNERS, completing the ground floor accommodation is an ENCLOSED PORCH entrance. The first floor comprises THREE DOUBLE BEDROOMS and a FAMILY BATHROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Extended & Improved Detached House
- 12 Minute Walk To The City Centre & Train Station
- In Excess of 2130 Sq. ft (stms)
- 26' Open Plan Sitting/Kitchen Overlooking the Garden
- Three Reception Rooms
- Two Cast Iron Wood Burners
- Three Double Bedrooms
- Garage & Permit Parking
- Usable Cellar Room
- Purpose Built Study Area

Located in the heart of Norwich City Centre this property provides an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Approached at the end of this quiet cul-de-sac in a quiet and exclusive area, the property is secluded behind mature hedging, shrubbery and trees, the property stands proud with an adjacent double garage and gated access to the rear garden.



## THE GRAND TOUR

The house is split into two distinct sections with the older part of the house to the front and the newer conversion to the rear enjoying both contemporary and period feel. Entering the property, a welcoming enclosed porch offers a light and bright feel, with French doors opening to the dining and living space. Enjoying rustic light wood flooring underfoot and a dual aspect with front facing bay window and French doors overlooking the garden in addition to an inset wood burner set within a feature fireplace with stone hearth beneath. Moving through the home an L-shaped passage featuring Victorian mosaic style tiled flooring offers access to all aspects of the ground floor accommodation as well as stairway to the first floor. To the left is the second reception room, with wood flooring underfoot and modern décor combined with period picture rails and stylish cladding to the walls. Also enjoying a dual aspect and second fireplace with inset cast iron wood burner providing a focal point. Conveniently positioned ground floor two piece W.C is situated below the stairway and with continued tiled flooring. The final door opening to the utility space with generous integral storage in the form of white floor base storage cabinets, attractive solid wood worktops offer plenty of usable space finished with a stainless steel sink and mixer tap. Exposed brick tiled stairs with iron railing lead up to the study with doors to the garage and courtyard garden, velux windows feature above ensuring the room is well lit. Before reaching the extended accommodation a door leads down the stairs to the basement study/music room. Moving to the extended portion of the home, you are greeted to the grand and extensive 26' kitchen/sitting room with engineered oak wood flooring underfoot, this large open plan room combines a functional kitchen, dining space and a seating area to enjoy the surrounds. The kitchen offers both solid wood worktops to match those of the utility space with granite worktop space for the breakfast bar. A vast array of floor and wall base storage units offer practical storage with integral dishwasher, ceramic sink with integral drainer and space for a range style cooker.

The sitting room boasts bi-folding glass doors opening to the patio terrace and enjoying views of the garden making a superb social setting.

Ascending the staircase to the carpeted first floor landing, three double bedrooms feature uPVC windows, two offer white painted wood flooring and the third with carpeted flooring and period feature fireplace, all ideal double bedrooms in size. Completing the accommodation, the family bathroom is generous in size and offers a four piece suite including a glass enclosed shower cubicle, freestanding rolled top bath, designer radiator doubling as a heated towel rail and stylish tiled flooring underfoot.

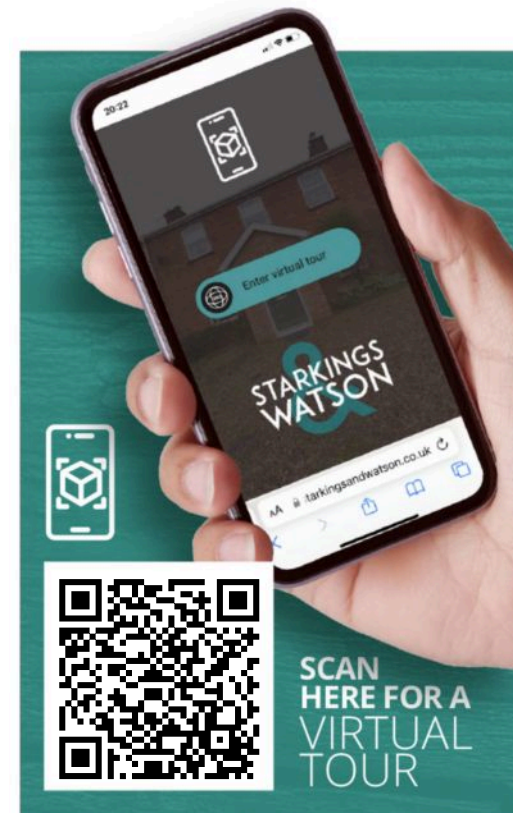
## FIND US

Postcode : NR1 1TL

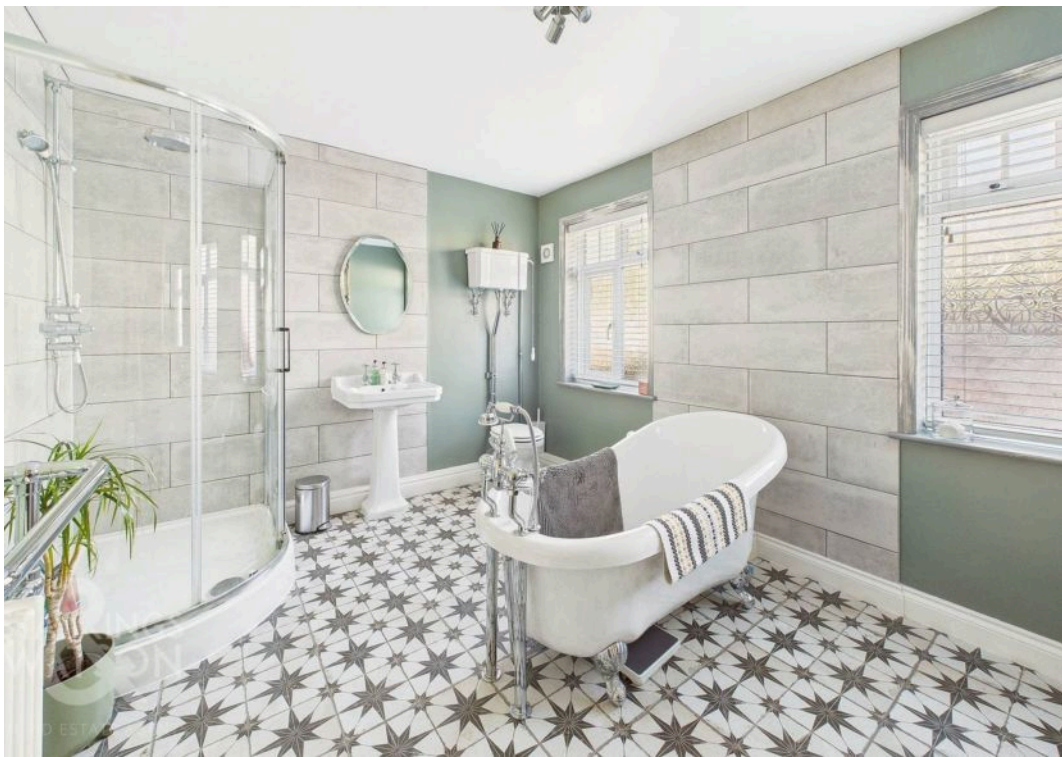
What3Words : ///tower.glad.reef

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

Externally the private gardens are well kept and very mature. Passageways from the gated pedestrian entrance lead to the main door and to the side gardens. An extensive area of porcelain patio space can be found leading from the kitchen/living room bi-folding doors. Enjoying a south facing aspect with views over the lawned gardens providing a fantastic suntrap and private space ideal for relaxing and entertaining. Steps lead down to the main lawned area where planted borders can be found with various trees and shrubbery. The second terrace garden opens from the study with passageway access along the properties fringes to the main garden, enclosed with red brick walls making a great outdoor sitting area, currently used as a wood store and plant growing space. The garage benefits from an electrically operated up and over door with power and lighting with a stained wood panelled roof with twin velux windows above.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2131.72 ft<sup>2</sup>

198.04 m<sup>2</sup>

**Balconies and terraces**

238.53 ft<sup>2</sup>

22.16 m<sup>2</sup>

**Reduced headroom**

3.99 ft<sup>2</sup>

0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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