



118 Newmarket Road
Norwich, Norfolk, NR4 6SA

BROWN & CO



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Fine Edwardian detached six-bedroom house in glorious walled gardens.

£1,350,000



DESCRIPTION

No. 118 Newmarket Road, dating from 1906, is a classic Edwardian six-bedroom family house delightfully positioned within its attractive and well-tended walled gardens. The house, with its classic Edwardian elevations enjoys well arranged and well-proportioned accommodation on three floors with high ceiling rooms, panelling, wood boarded floors, fireplaces, and solid five-panelled doors. The house and associated grounds have been a much-loved family home and a rare offering, having not been on the market in over 18 years.

The entrance hall sets a delightful tone, with prominent wood boarded floors and panelling, leading through to the principal ground floor rooms. The sitting room, with its striking bay window and fireplace is a handsome space enjoying access out to the garden. The dining room spans across the front façade of the house with a fine bay window and fireplace being positioned next to the kitchen breakfast room with Aga and Rosemary Corian central island. The kitchen itself is wonderfully arranged, linking in with the utility rooms and access out to the garden is enjoyed via French doors. This space acts as a super focal point to the house, being an addition to the original structure cherishing the views over the walled gardens.

There are two staircases to the first floor, with the main staircase leading up to a large landing area. The bedroom accommodation is well arranged across the first and second floors, all being double rooms with natural light and fine views over the gardens. The principal bedroom with its south facing bay window enjoys a four-

piece en-suite bathroom, with roll top bath and corner shower, and a dressing room flows onto the balcony providing an idyllic space to gaze over the grounds. The guest bedroom also benefits from an en-suite shower. The second-floor hosts two further bedrooms and two very useful loft/storage areas.

The gardens and grounds are a wonderful feature of the house, being fully walled, and a rare component to a house being positioned so close to the centre of Norwich. The gardens offer a great deal of privacy being approached either from the house or at the side onto a large, paved terrace spanning across the rear façade. Being mainly lawned, the 120ft rear garden enjoys a range of well stocked herbaceous and deep flower borders with a further paved area framed by box hedging and screened by four delightful trees, in particular a fine Scots pine.

The 28'3 garage is tandem and benefits from power and light.

This is a wonderful opportunity to live on one of Norwich's finest roads within striking distance of Eaton village and Norwich itself.

Acreage – 0.248 acres (stms).

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Norwich City Council.

LOCATION

The property is located within walking distance of Eaton Village with all its local shopping and transport facilities, and about a mile

from the centre of Norwich with easy access to the Norfolk & Norwich University Hospital, University of East Anglia and private and public schools. This is an excellent opportunity to acquire a first-class residence in one of the prime residential areas of the city.

DIRECTIONS

Proceed out of Norwich on the Newmarket Road and continue over the roundabout at the outer ring road. Continue past Eaton Road and the property will be seen on the left-hand side before you reach Claremont Road. Alternatively, from the A11 proceed into Norwich along the dual carriageway onto Newmarket Road, passing the left turn to Unthank Road and right turn to Elvedon Close. The property will then be seen on the right-hand side.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

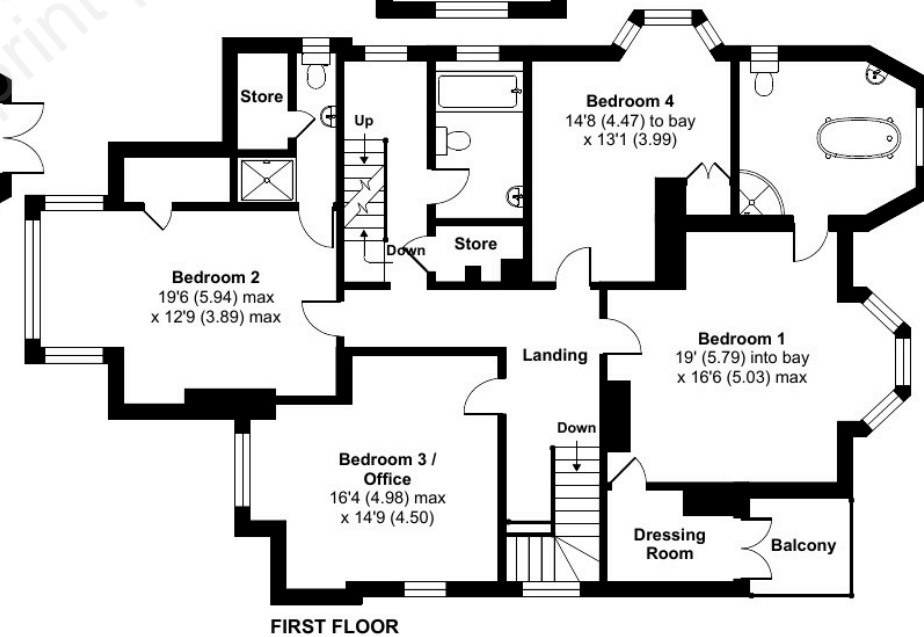
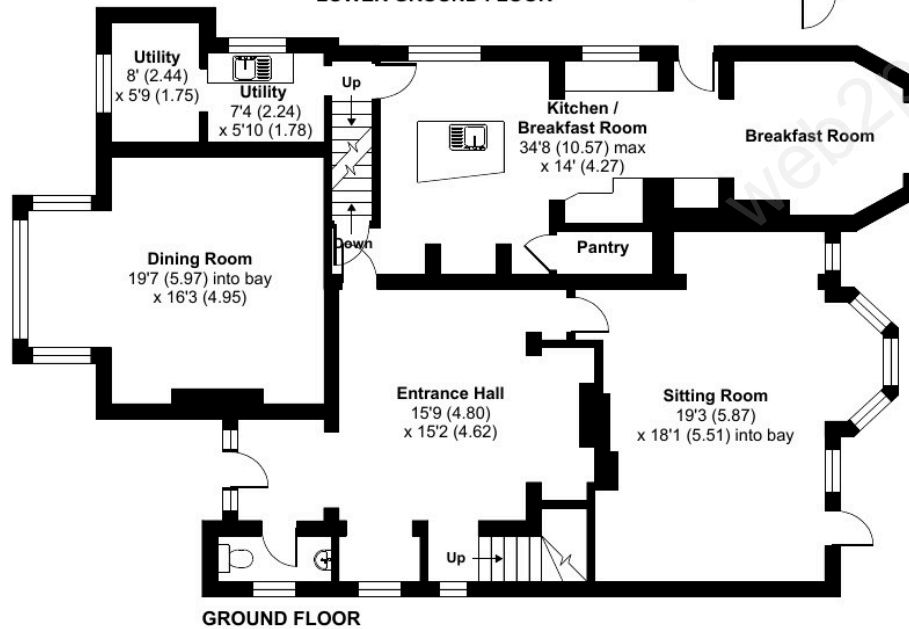
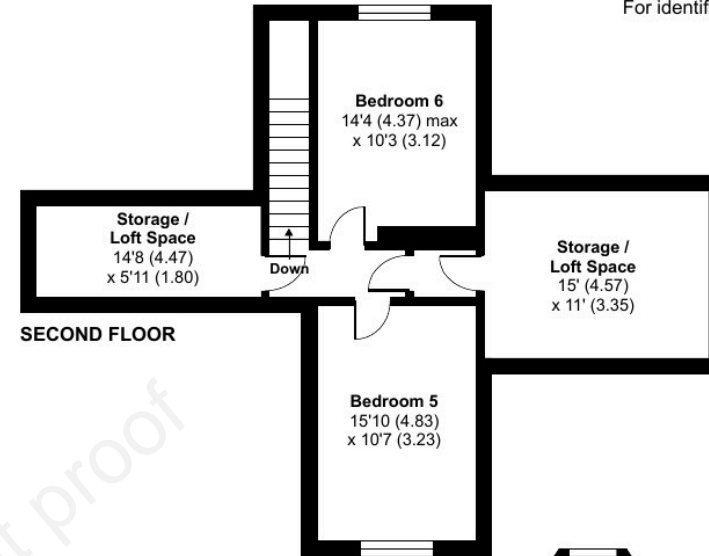
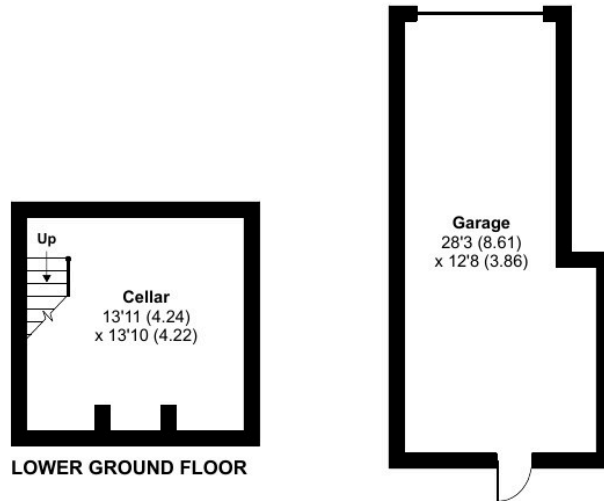
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



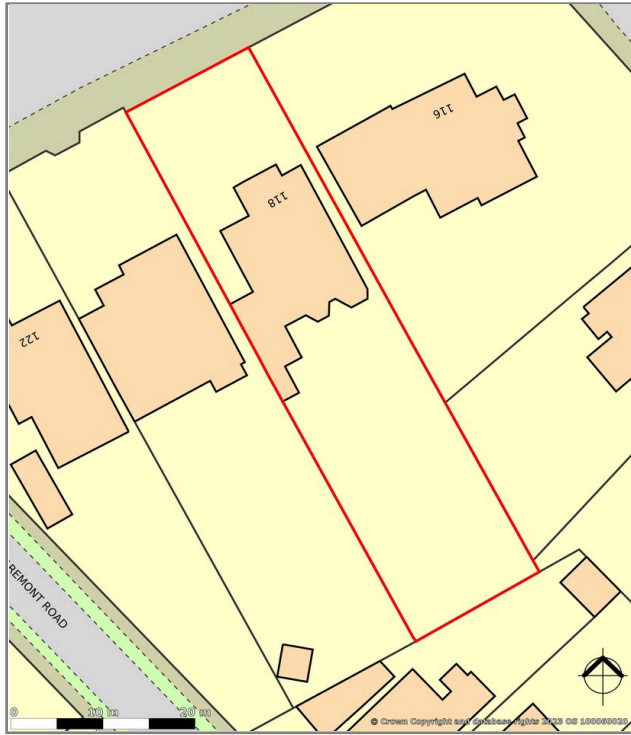
Newmarket Road, Norwich, NR4

Approximate Area = 4408 sq ft / 409.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1031046



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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