



Jesselton

218 Unthank Road, Norwich, Norfolk, NR2 2AH

BROWN & CO



## Jesselton, 218 Unthank Road, Norwich, Norfolk, NR2 2AH

A charming, period five bedroom house offering complete privacy, in a wonderful location off the Unthank Road.

Offers in Excess of £1,395,000



### DESCRIPTION

Jesselton comprises a most attractive attached residence being wonderfully positioned off the Unthank Road, close to the centre of Norwich. The house, formerly known as The Grange, was constructed in the early 19th century and was divided into two in the early 20th century.

From the late 1800s until the property was divided, the house was the home of Sir George White, shoe manufacturer, philanthropist and Member of Parliament.

Jesselton has been the subject of a superb renovation programme creating a stylish, light, and functional home. The works have enhanced the period detail throughout with particular focus on the windows shutters, panelled doors, coving, corning, fireplaces, and ceiling roses. Jesselton enjoys particularly striking facades and provides any buyer with a great deal of privacy from the private road; the views back to the house from the south facing gardens are delightful.

The house is approached either at the front or side entrance, into the main hall or the breakfast room. The entrance hall sets the tone perfectly, with magnificent Minton tiling, leading through to the principal ground floor rooms, turned staircase, cellar, and butler's pantry. The double aspect drawing room, with bay window, shutters and fireplace with wood burner and stone surround, is an elegant room to enjoy with a particular feature being the ornate

ceiling with period cornice and ceiling rose. In addition, an impressive bookcase flanks one side of the drawing room beautifully.

Across the hall lies a delightful sitting room with marble fireplace, and a further wood burner. The sanded, stripped wooden floors flow beautifully into the dining area providing Jesselton with an open plan feel; a large bay incorporates shuttered French doors which lead out to the gardens. A range of bespoke cabinetry further compliments the sitting/dining room, a theme that continues through into the morning room, and double doors then lead through to the charming kitchen breakfast room.

The most significant change to the house has been the creation of an open plan kitchen breakfast room spanning 24ft, a wonderful, light filled space with custom made fitted Dada kitchen and delightful views out over the gardens. The kitchen benefits from a super range of handless cabinetry with a mix of granite and wooden worktops complimented by Miele appliances. This space is a wonderful focal point to the house. A useful laundry room, with bespoke joinery, and impressive shower room complete the ground floor with all rooms benefiting from excellent ceiling heights, typical of the period.

The main staircase leads up to a large landing space with steps up to an impressive lanterned library. The bedrooms circulate the landing area, all benefiting from good natural light and

picturesque views, with four rooms being comfortable doubles with the fifth suitable for a study/nursery. The double aspect principal bedroom suite extending to 22ft is wonderfully appointed with fitted wardrobes and enjoys an impressive en-suite shower room. A family bathroom completes the accommodation.

Much of the charm of Jesselton remains in the mature gardens which have been wonderfully tended and improved by the current owners. The position is an incredible feature to the house, its location being within walking distance to the city centre, and set towards the end of a private road serving a small collection of houses, with complete privacy; the latter so very hard to find near the centre of Norwich.

The house is approached through large double gates set between two pillars which lead into a shingled parking and turning area. The majority of the south facing gardens are lawned, with a distinctive range of mature specimen trees bordering the whole. The gardens are made up of some wonderful plants providing all year colour and a distinctive shingled seating area with inset pond. There is a courtyard area flanking the kitchen with a further outbuilding comprising a number of storerooms. There is potential here to convert the stores subject to the necessary planning consent being forthcoming. On foot, there are two pedestrian gates providing access to the gardens.



Services – Mains water, drainage, gas and electricity.  
Local authority – Norwich City Council. Council tax band – G  
Service charge - £80 per annum – Shared private road for the contingency and maintenance of Beech Drive.

#### LOCATION

Jesselton is situated in one of Norwich's most sought-after residential districts positioned off the Unthank Road and is within walking distance of the centre of the city of Norwich and close to the inner link road. There are excellent local shopping and transport facilities in Unthank Road and in the nearby Eaton Village. There are local private and public schools within walking distance; in particular, Town Close Road School and Norwich High School for Girls, and Norwich City College is close by, with easy access to the Norfolk & Norwich University Hospital.

#### DIRECTIONS

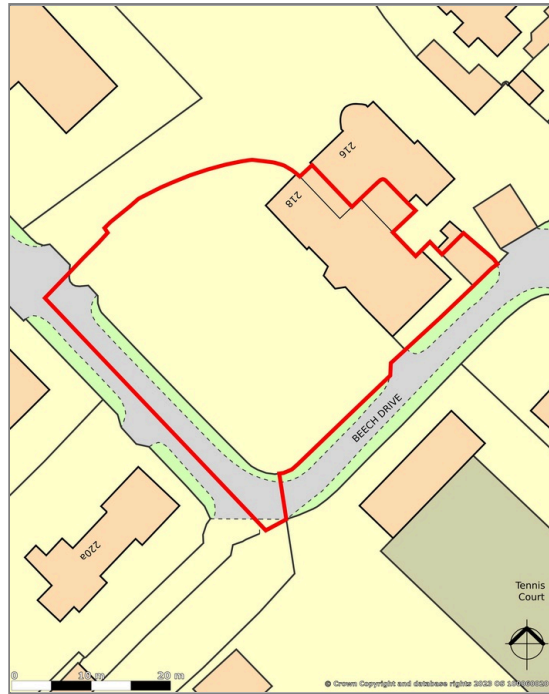
Proceed out of Norwich on the Unthank Road and after the turning for Mount Pleasant take the next left into Beech Drive. The property is located on the left-hand side.

#### AGENT'S NOTES:

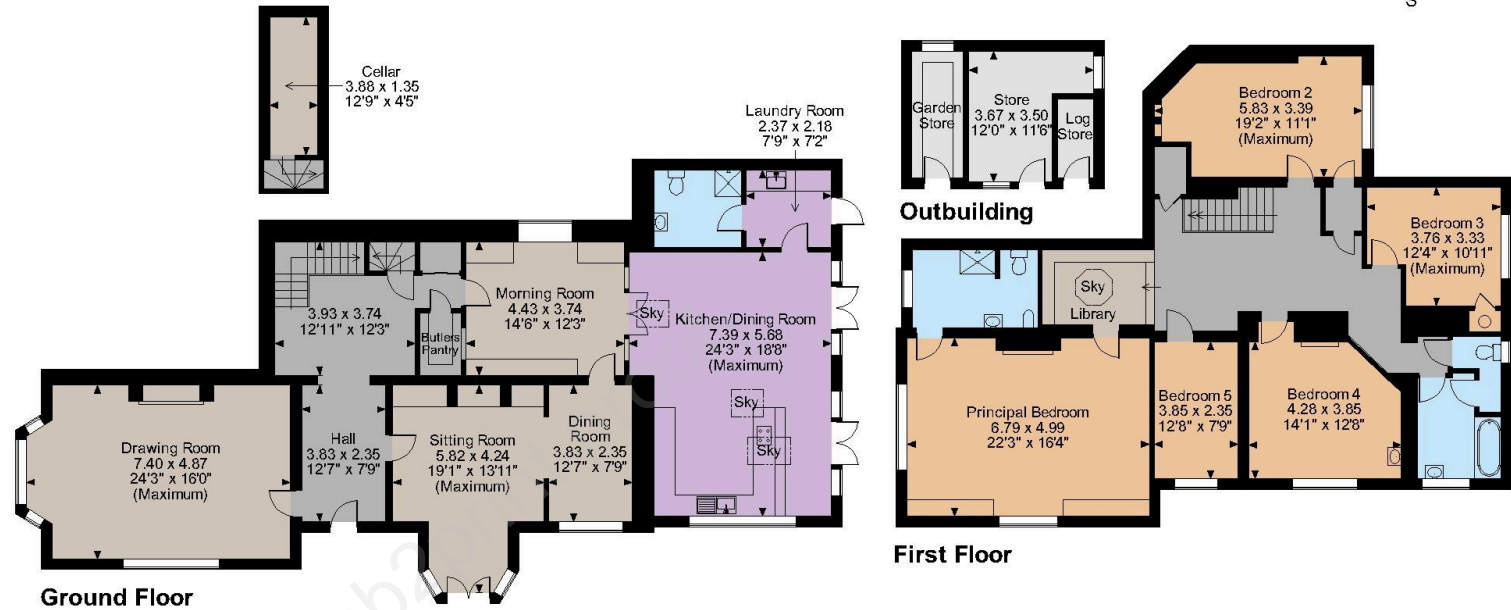
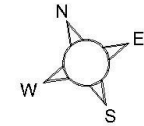
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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





**Jesselton, Unthank Road, Norwich**  
**Main House internal area 3,481 sq ft (323 sq m)**  
**Outbuilding internal area 198 sq ft (18 sq m)**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 70 C    |           |

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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