



Montpellier House
Judges Walk, Norwich, NR4 7QF



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A wonderful, contemporary residence with superb elevations and excellent entertaining areas in a prime spot on Judges Walk.

£1,250,000



DESCRIPTION

Montpellier House is a delightful contemporary residence situated within a highly sought after location on Judges Walk, just south of Norwich city centre. This striking home has been meticulously planned and crafted by the current owners since acquiring the property in 2012. Entertaining was at the forefront of the design with the creation of spacious, light filled rooms with vaulted ceilings, striking windows and modern appliances throughout.

The house is approached at the front into a super entrance hall which flows seamlessly into the sitting room via dual glazed doors, the kitchen dining reception room and the bedroom accommodation. A focal point to the hall is the bespoke wooden staircase elevating to the first floor.

The vaulted sitting room enjoys an open fireplace, parquet flooring and benefits from fitted shutters and lovely lighting throughout. The hub of the home is the striking kitchen with handleless units and a central island housing a superb range of integrated appliances, with strategically placed skylights drawing a great deal of natural light through this space. Bi-fold doors lead out onto the south facing terrace area with fine views down towards the associated gardens and mature boundary.

The bedroom accommodation and family bathroom are principally located on the ground floor with four main bedrooms, all being comfortable doubles with en-suites options to all rooms.

The 28ft principal bedroom with three skylights enjoys direct access onto the terrace which wraps around Montpellier House beautifully together with a staircase leading up to the dressing room. Further ground floor rooms include the utility room and cloakroom.

On the first floor the staircase leads to a large landing space which could be used for a number of different purposes, currently set up as a spacious studio with a media room and study area off to the north and southeast.

The gardens and grounds are a major feature of Montpellier House and amount to some 0.47 acres (stms). The property is approached at the front via twin wrought iron gates between brick pillars into a shingled drive which leads up to the double garage and parking area. The principal gardens are at the rear with two highly impressive sun terraces with intimate spaces for entertaining and enjoying the evening sun, a tranquil sauna is positioned at the side of terrace and overlooks an area of woodland.

The main gardens are lawned accessed between a delightful range of sleepers with colourful shrubs and flowers with a range of mature trees providing privacy from neighbouring properties.

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

Local authority – Norwich City Council. Council tax band G.

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.

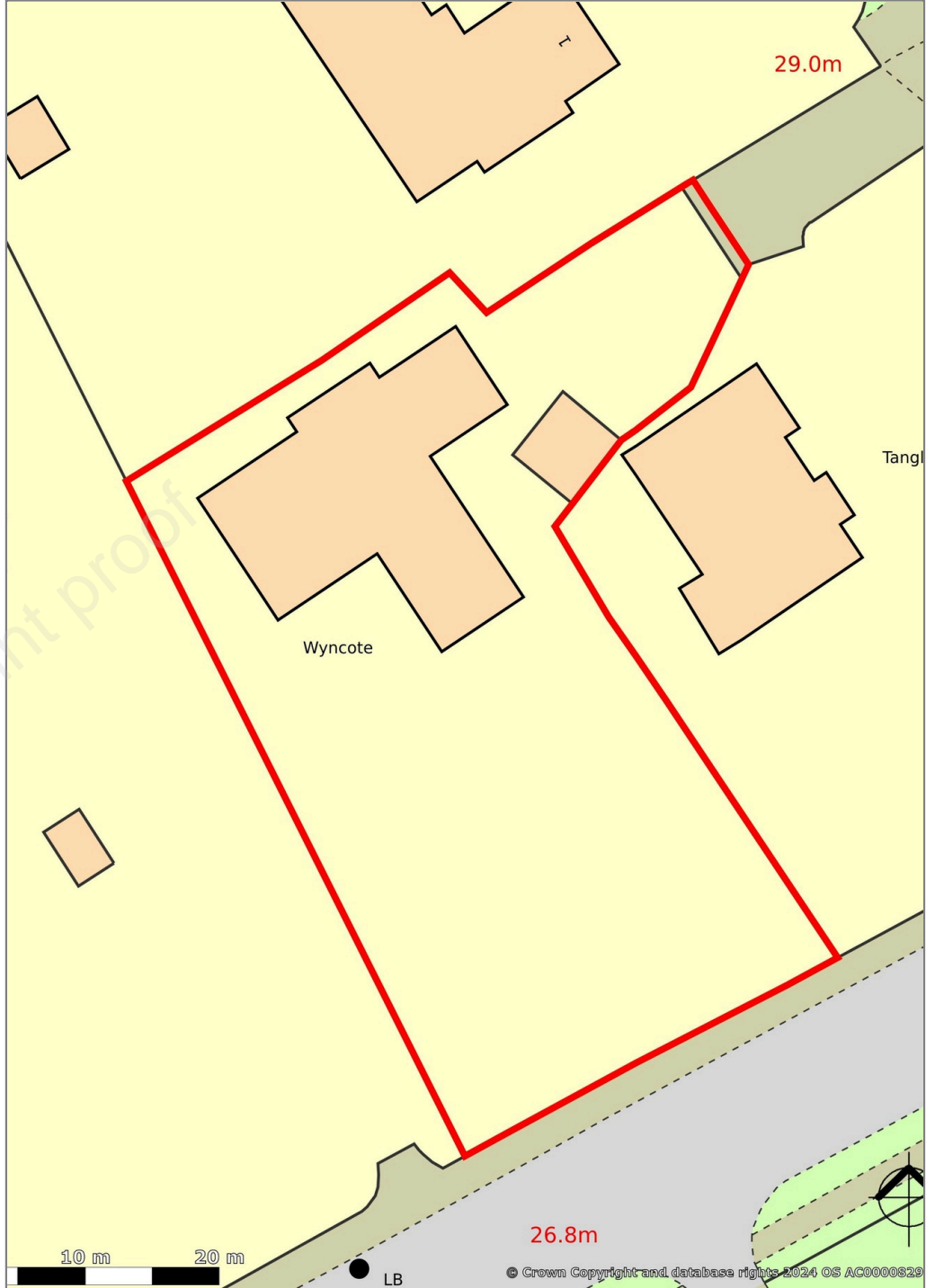
DIRECTIONS

Proceed out of Norwich on Newmarket Road and continue over the roundabout at the outer ring road. Continue until you reach Judges Walk on the right-hand side. Turn into Judges Walk and the property will be 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





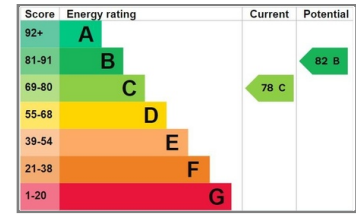
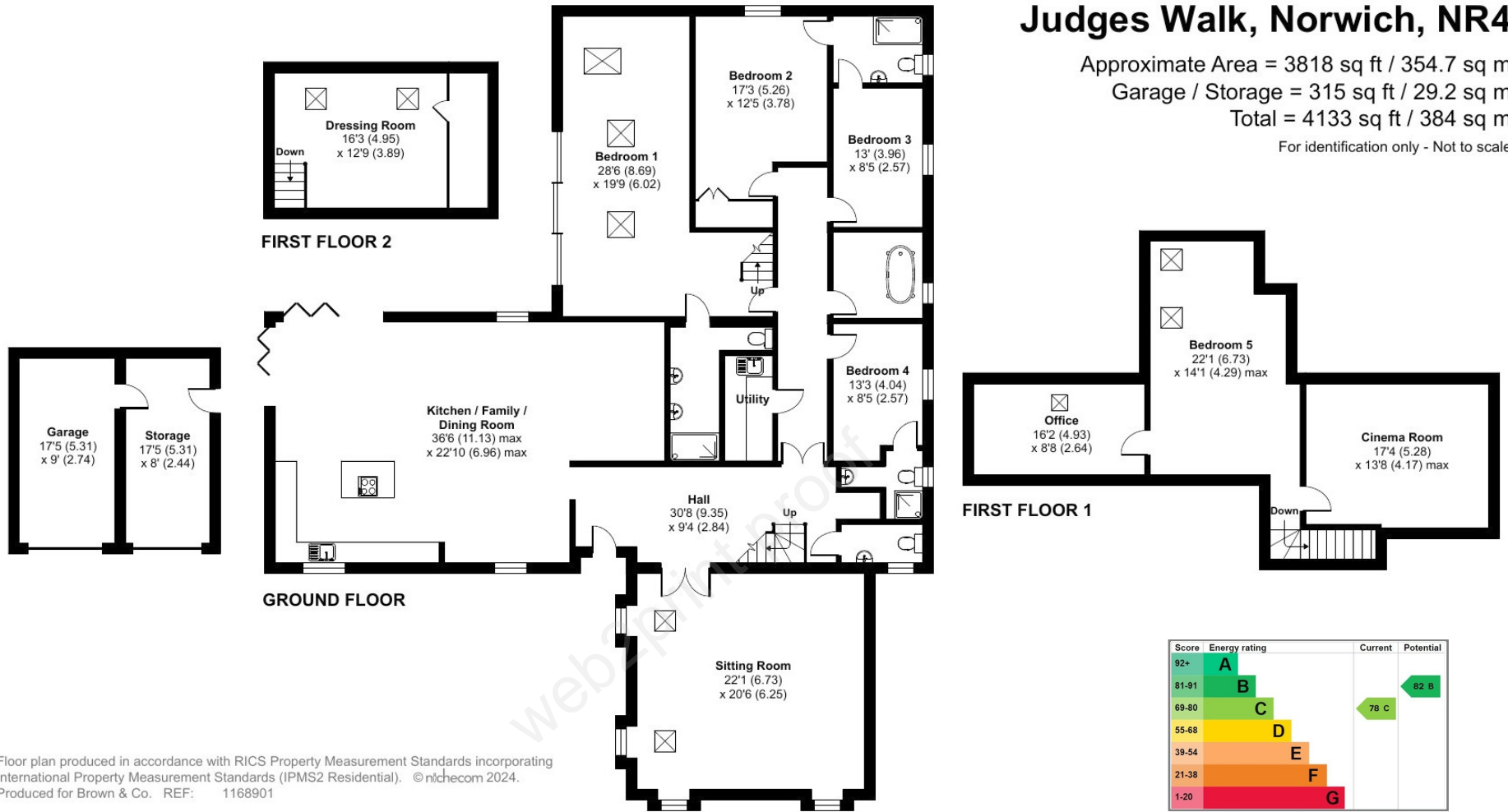
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Approximate Area = 3818 sq ft / 354.7 sq m

Garage / Storage = 315 sq ft / 29.2 sq m

Total = 4133 sq ft / 384 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Brown & Co. REF: 1168901

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