



439 Unthank Road
Norwich, Norfolk, NR4 7QN

BROWN & CO



439 Unthank Road, Norwich, Norfolk, NR4 7QN

A fine family home on one of Norwich's best roads.

£1,100,000



DESCRIPTION

No. 439 Unthank Road is an imposing Edwardian detached home built in approximately 1901 and constructed of red brick and part rendered elevations under a pitched and felted pantile roof. The house offers elegant proportions and enjoys well arranged accommodation on two floors.

There is an immediate feeling of space upon entering the house, being approached at the front into a porch entrance which flows into the light and airy hall which provides access to the principal rooms and attractive staircase. Within the hall there is a good study area and this space will be a relevant feature to prospective buyers.

The generously proportioned sitting room and dining room both allow for formal entertaining, with an open fireplace to the sitting room, good ceiling heights, picture rails, high skirting boards and large bay windows. The hub of the house is at the rear, with a delightful open plan kitchen/breakfast room complete with some integrated appliances and an adjoining utility room. From the conservatory there are charming views over the terrace and gardens, which have been lovingly tended over the years. In addition, there is a cloakroom with wash basin and WC.

To the first floor there are four bedrooms and a box room, together with a family bathroom positioned off an impressive landing. Two

of the bedrooms are comfortable doubles whilst the box room acts as a good nursery or study. The principal bedroom with its bay window enjoys an en-suite shower room.

No. 439 Unthank Road is approached from the Southeast into a large, shingled driveway with parking for several vehicles with access to two detached garages of brick construction. The gardens are a major feature of the whole and are rather delightful, offering a range of mature shrubs and borders with a number of fine trees and two large lawned areas. The main gardens are at the rear and offer a great deal of privacy from neighbouring properties. There is a terrace accessed off the conservatory which acts as a further space to entertain. The whole extends to just under half an acre (stms).

This is a wonderful opportunity to live on one of Norwich's finest roads.

Services: All mains services are connected to the property.

Local authority – Norwich City Council

LOCATION

The property is located on one of the prime residential roads in Norwich, in the south-western quadrant of the city in an area known as the Golden Triangle. There are local shopping and

transport facilities within walking distance and Norwich city centre is within easy reach. The inner and outer ring roads are close by, as well as public and private hospitals. The dwelling is within easy reach of both public and private schools. This district is known as one of the more desirable residential areas of Norwich.

DIRECTIONS

Proceed out of Norwich and travel along Unthank Road. At the traffic lights on Mile End Road head over, continuing on the Unthank Road. The property is positioned on the right-hand side approximately half a mile from the traffic lights.

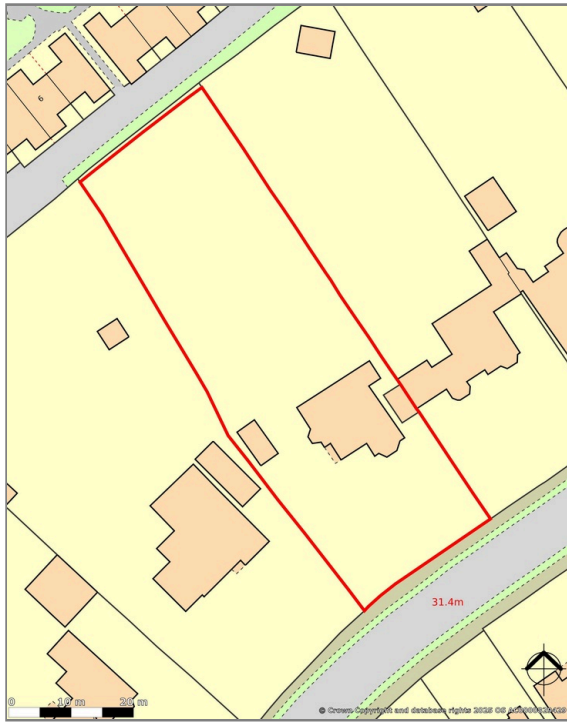
AGENT'S NOTES:

- (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.

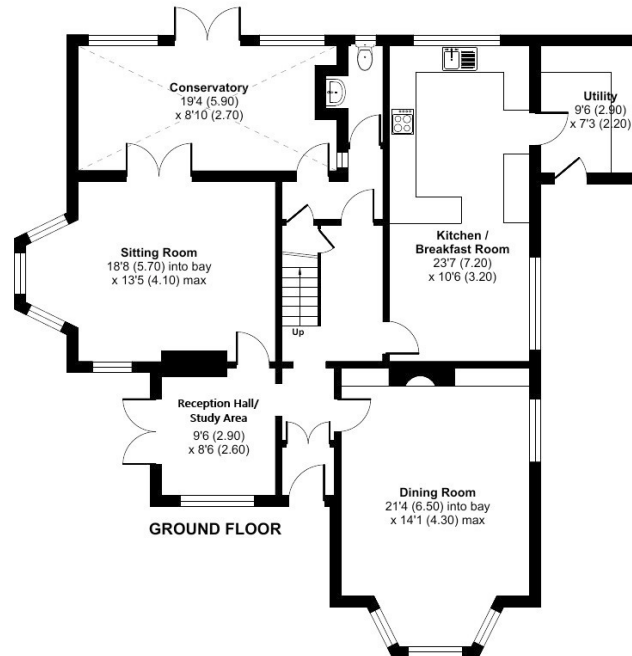
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1313903

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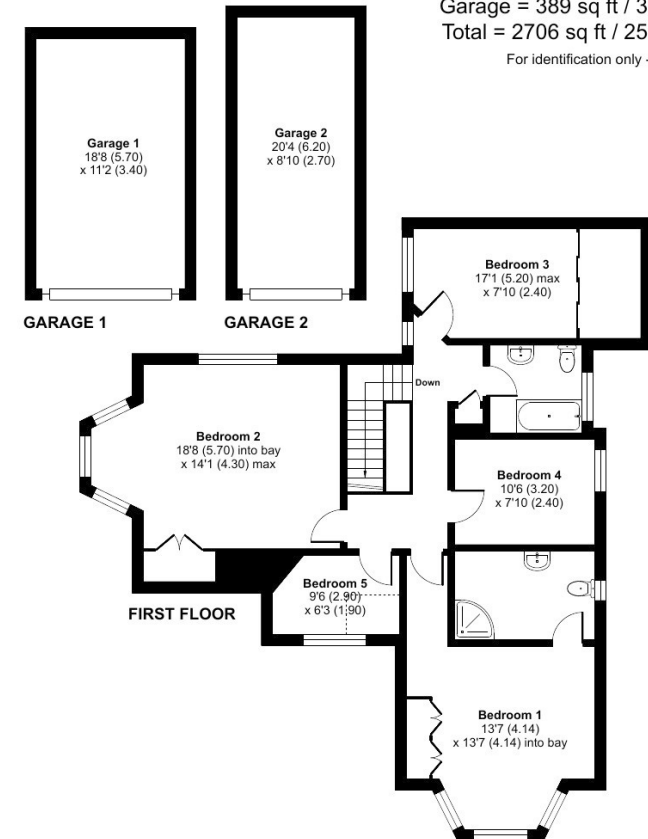
Approximate External Area = 2303 sq ft / 213.9 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 2706 sq ft / 251.3 sq m

For identification only - Not to scale



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated June 2025. Ref: 063678

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