



363 Unthank Road
Norwich, Norfolk, NR4 7QG

BROWN & CO



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A fine Edwardian detached home is superb gardens and set on one of the most desired roads in Norwich.

£1,150,000



DESCRIPTION

No. 363 Unthank Road is a most attractive detached Edwardian family home set in glorious gardens within the sought-after golden triangle district of Norwich. The house retains its charming original features throughout which include fine fireplaces, high skirting boards, picture rails, cornicing, ceiling roses and column radiators and has been wonderfully improved by the current owners during their 13 year custodianship. The house arrives on the open market for the first time in that period and is a lovely opportunity to acquire a first-class residence in a prime location.

The house is approached at the front into a covered porch, and the original front door leads into the reception hall. The panelled hall sets the tone for the house with sanded parquet flooring, an original fireplace and the wonderful staircase in view with a particular feature being the intricate balustrade end. The hall gives access to the principal rooms, which includes the drawing room and sitting room. Both rooms are light and airy and enjoy bay windows. The hall also leads through into an inner hall providing access to the kitchen and utility room and there is a cloakroom at the front of the house.

The kitchen breakfast room acts as the hub of the home and has been extended to create an open plan feel. The kitchen itself is a charming handmade shaker with solid oak worktops and enjoys a range of integrated appliances with space for the necessary white goods. From the kitchen you are led through to a lovely bay seating area with panoramic views out to the delightful gardens. The gardens can be accessed either at the side via a kitchen door or at the rear onto the terrace.

On the first floor there are five double bedrooms and a family bathroom positioned off the main landing together with a staircase which leads up to a loft room on the second floor. The principal bedroom is at the front of the house and enjoys a striking bay window, the guest bedroom benefits from en-suite facilities and the remaining rooms are all comfortable double bedrooms with good views.

To the outside the gardens and grounds are beautifully laid out and have been superbly landscaped by the current owner. Much of the charm of the whole rests in the position of the house, which is well set back from the road and screened by its mature boundary. At the front, the shingled driveway leads past the house and up to the double garage

complex of rendered brick construction under a pin tile roof which marries with the main house.

At the rear the gardens lead away from a delightful terrace with a seating area onto a lawned garden bordered by an extensive array of shrubbery and flower borders. The gardens enjoy many points of interest but in particular, features include a small pond, greenhouse and wild garden with an orchard at the rear.

Services – We believe 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 300 yards from the traffic lights.

AGENT'S NOTES:

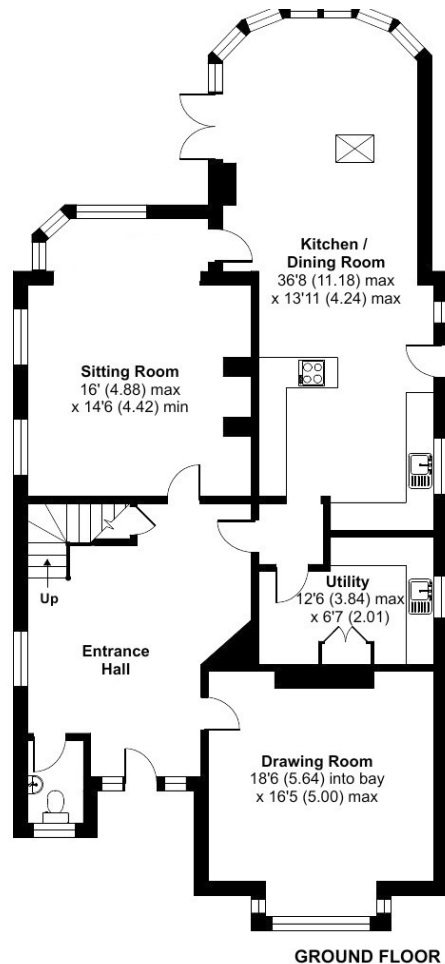
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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

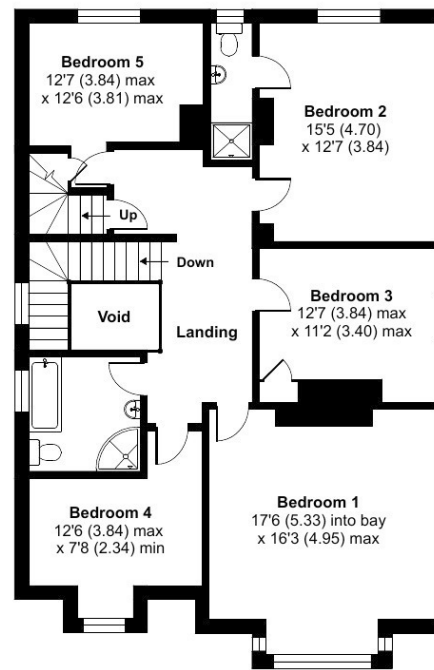




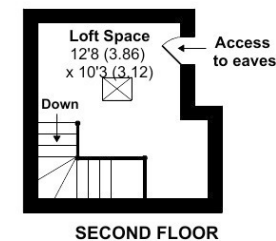
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



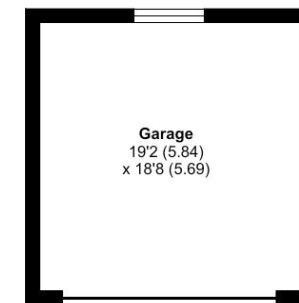
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Garage
19'2 (5.84)
x 18'8 (5.69)

Unthank Road, Norwich, NR4

Approximate Area = 2833 sq ft / 263.1 sq m (excludes void)

Garage = 357 sq ft / 33.1 sq m

Total = 3190 sq ft / 296.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1332251

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