



1c Judges Walk
Norwich, Norfolk, NR4 7QF

BROWN & CO



1c Judges Walk, Norwich, Norfolk, NR4 7QF

A superb four-bedroom architect designed modern home tucked away in a highly desirable location, close to the centre of Norwich.

£1,000,000



DESCRIPTION

No. 1C Judges Walk comprises a superb four-bedroom contemporary home nestled in an outstanding location and within proximity to a wide range of amenities with good access links in and out of Norwich. The house is particularly attractive and enjoys an array of striking, angled elevations being constructed primarily of rendered brickwork under a mixture of EPDM and green roofs and will be of interest to buyers keen on establishing themselves in an incredibly private location with a low maintenance feel throughout.

The house is approached at the front of the property via a pedestrian gate from the private road or via the electric gated vehicular entrance which provides parking for a number of vehicles and leads up to the car port with the outstanding gardens in view. There are entrances at the rear of the house via two sets of bi-fold doors strategically positioned in both the kitchen dining room and sitting room providing a seamless link into the gardens. The main front door flows into an entrance hall with coat storage, and access is provided to the utility room and kitchen dining room. The kitchen dining room acts as the hub of the house

with an array of skylights positioned across the angled roofline with a good range of fitted units flanking the central island. There are integrated Siemens appliances throughout the kitchen together with a hidden walk-in pantry with further kitchen storage units and worktops.

Across from the kitchen in an open plan arrangement lies the sitting room with floor to ceiling glass and bi-fold doors providing a great deal of natural light to flood into this space, a key feature of the sitting room is the freestanding cylindrical wood burning stove together with the views across the private garden. A charming room on this floor is the WC which is alluringly hidden behind a bookcase.

From the dining area, the staircase leads up to the first floor but also down into the lower ground floor where there are two double bedrooms and a four-piece suite family bathroom. on the first floor the principal bedroom is superbly presented with fitted wardrobes, Juliet balcony and a delightful en-suite shower room with reeded glass and stunning detail. The shower room also services the bedroom across the landing with both rooms benefiting from the angular roof lines and contemporary feel.

The current vendors have replaced all bathrooms since acquiring the house in 2021, and the whole benefits from under-floor heating throughout.

To the outside, the property is approached via a gravel drive off Judges Walk through electric gates to an open plan car port with adjoining garden storage area and there is parking for several vehicles. The gardens enjoy an attractive terrace with a good range of outdoor lighting positioned off the sitting room and dining area providing a seamless extension of the house. A major feature of the gardens are the delightful plant beds and silver birch trees beautifully positioned around the laid to lawn garden but much of the charm of the whole rests with the position which is incredibly private and cleverly bordered by a number of trees forming the boundary.

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

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



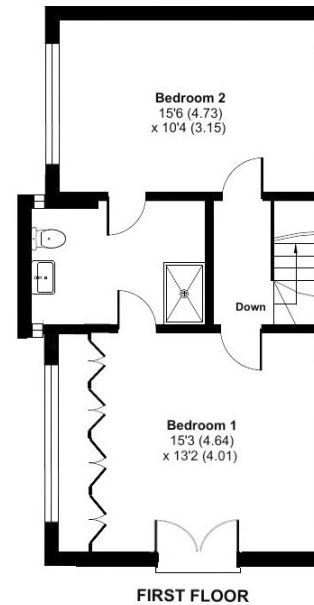
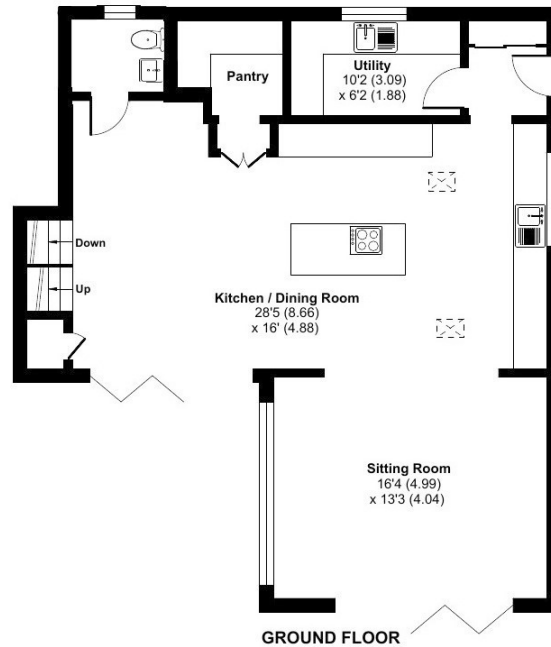
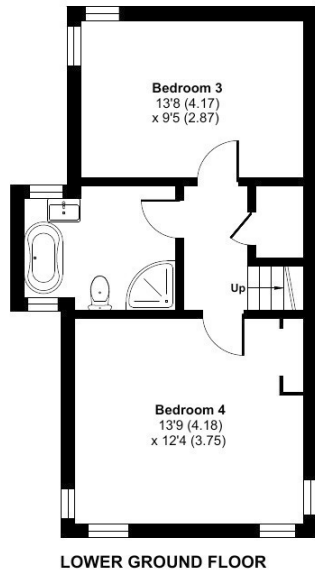
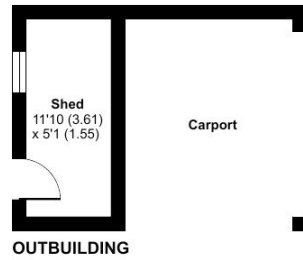
Judges Walk, Norwich, NR4

Approximate Area = 1744 sq ft / 162 sq m (exclude carport)

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 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). © nitchecom 2025. Produced for Brown & Co. REF: 1332249

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 August 2025. Ref. 064605

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants