



9 Claremont Road  
Norwich, Norfolk, NR4 6SH

BROWN & CO







## 9 Claremont Road, Norwich, Norfolk, NR4 6SH

Imposing Edwardian five/six-bedroom semi-detached family home in charming gardens.

£1,000,000



### DESCRIPTION

No.9 Claremont Road is an Edwardian property on a tree lined road off the Newmarket Road in a desirable part of Norwich. Constructed of traditional brick elevations under a pin-tile roof, the whole house has been beautifully renovated over the last ten years by the owners.

Claremont Road is close to a wide range of amenities along with easy access to a selection of excellent schools.

There is a lovely feel to the house, which is approached via a striking front door. This provides access to the entrance hall, serving the principal sitting room/library and the open-plan kitchen/dining/family room. This gorgeous kitchen/dining room acts as the central hub of the home, with an attractive handmade kitchen and central island which incorporates the breakfast bar. The joy of this room is without question the natural light which floods gloriously through from the south with wonderful contemporary bespoke steel framed doors providing access onto the terrace and garden at the rear. A spacious office/bedroom also opens out on to the rear terrace. A utility room, and WC with shower complete the accommodation on the ground floor.

On the first floor there are three bedrooms and two en-suite bathrooms.

The cornicing and ceiling rose in the second bedroom acts as a particularly striking feature to the house and with a large bay window is a super room. The principal bedroom occupies a larger space leading onto an en-suite bathroom and adjacent dressing room. All three rooms enjoy and views over the gardens at the rear of the house

The second floor enjoys access to two further, comfortable double bedrooms and a bathroom. At the top of the stairs is a lovely Juliet Balcony accessed by a small doorway from the bedroom at the front of the house.

No.9 is approached from the front into parking of vehicles leading up to the garage and a side gate leads down into the rear garden. The south facing rear gardens are beautifully laid out with a superb terrace which wraps around the house and incorporates a decked area with sunken hot tub. There is a great deal of room here to entertain and the current owners have tended the remaining gardens beautifully with kitchen garden, greenhouse and a lushes lawned area. The whole is incredibly private and sold with the benefit of no onward chain.

Services - We believe that all mains' services are connected to no.9 Claremont Road.

Local authority – Norwich City Council.

### LOCATION

No. 9 Claremont Road is located in this very pleasant, established residential district of Norwich, the capital of East Anglia, a vibrant university town, steeped in history with attractive developments from the Middle Ages through to the present day and an abundance of green spaces in and around the town. Norwich is one of the Top 10 shopping destinations in the UK and has a continental feel, with outdoor coffee shops, dining and entertainment. The area is surrounded by attractive countryside, waterways and coastline, popular with international tourists. There are three schools (good and outstanding), both state and private, within a 10-minute walk, together with good local shopping facilities in Eaton Village, including the Waitrose Supermarket. The property is just 1.2 miles from the pedestrianised city centre and also convenient for the Southern Bypass and the University of East Anglia. The region has very good national and international travel links, with three easy to reach airports and two seaports.







## DIRECTIONS

From the city centre proceed to St Stephens Road, passing through the traffic lights into the Newmarket Road. Cross over the outer ring road traffic island and just after passing the turning for Eaton Road, take the next left onto Claremont Road. The property is located on the right-hand side of the road.

## 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





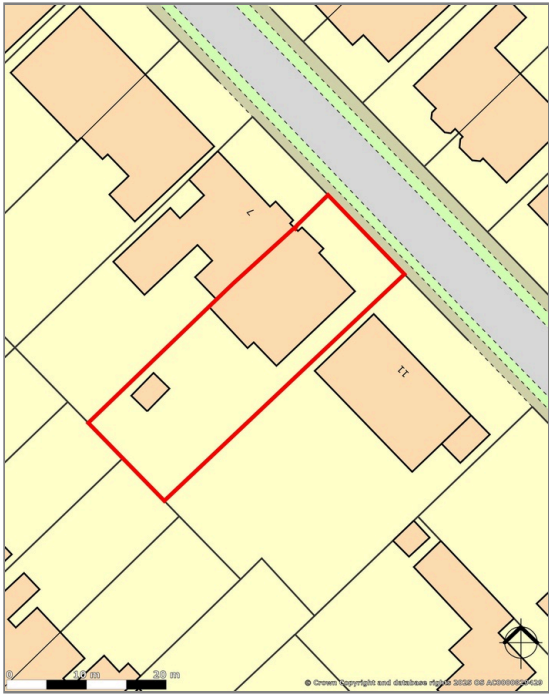
Claremont Road, Norwich, NR4

Approximate Area = 3003 sq ft / 278.9 sq m

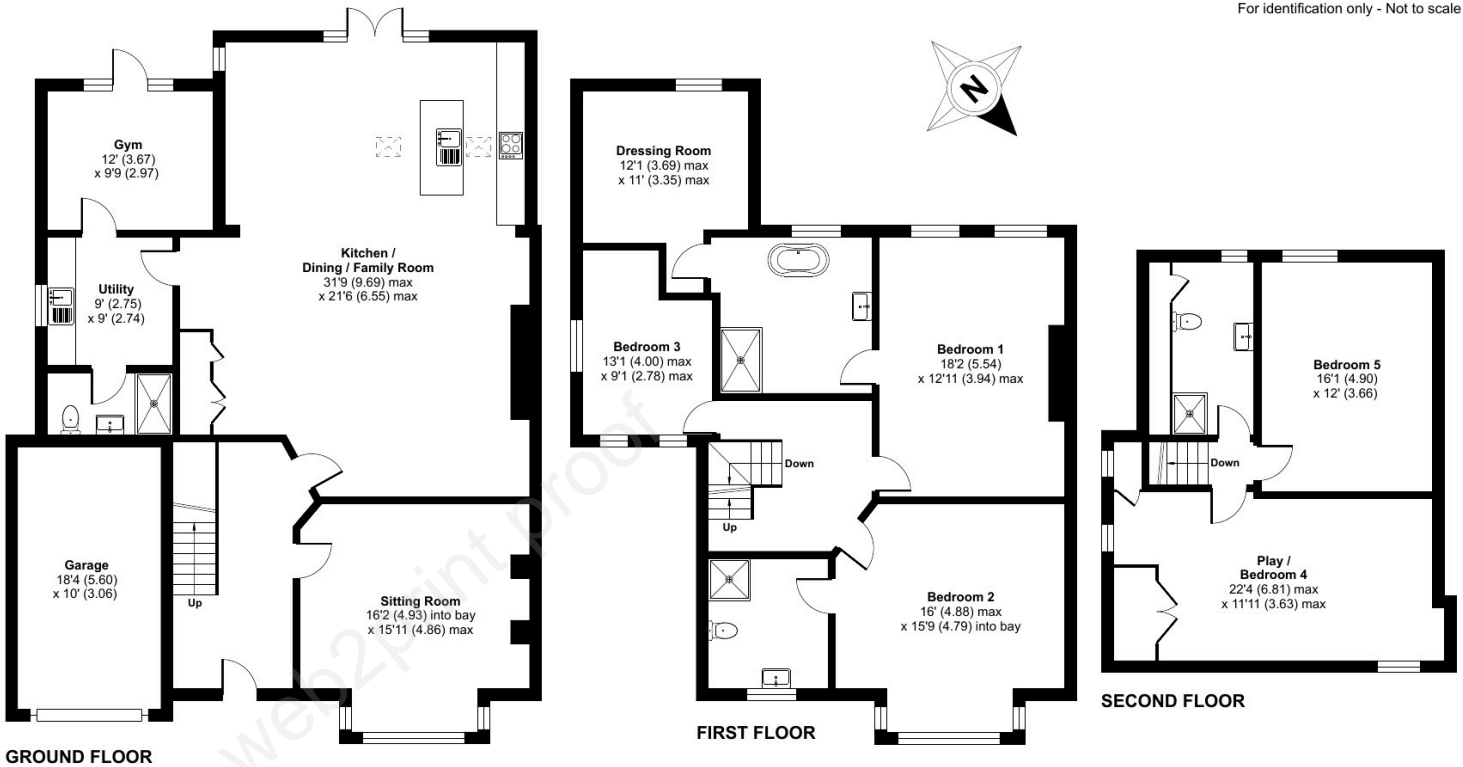
Garage = 185 sq ft / 17.1 sq m

Total = 3188 sq ft / 296 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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). © nrichcom 2025. Produced for Brown & Co. REF: 1261275

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