

abbotFox
Bespoke.



Unthank Road

Norwich, NR4

“From the garden it feels just like you’re in the middle of the countryside.”

Our sellers







Introduction

Nestled on one of the most popular roads in Norwich is this late Edwardian home that feels more like a country retreat. It's commanding and welcoming in equal parts, set back from the road and nestled behind high hedging and a flint-built wall. Two double-storey bay windows peek out over a sweeping driveway, traditional wood panelling greets you inside and the almost one-acre garden is an oasis of calm with an outdoor pool that takes centre stage. It's a home to be loved by future generations.

Inside

A welcoming, wood-panelled entrance hall stretches from front to back on the ground floor. To the front, it's flanked by two impressive and light-filled reception rooms, while a snug, kitchen, breakfast room and cloakroom can be found at the rear.

The first floor is accessed by a turning staircase in the hallway, which leads up to a generous landing. There are six bedrooms, which vary in size, and the smallest has been repurposed as a home office. The principal bedroom is exceptionally lovely, with a huge bay window at the front and fitted wardrobes.

Outside

The rear garden approaches around three quarters of an acre, with lovely lawns screened by a variety of hedges and trees. An extensive patio terrace sits to the immediate rear of the house, with stone steps leading down to the lawn. A real highlight is the outdoor pool, which is enclosed by a terrace and fencing.

During their tenure, the current owners have converted the double garage into a private clinic with a treatment room, office, waiting room and shower. This could remain as-is or be further converted, perhaps even into a self-contained annexe.



Reception Rooms

There are separate dining and sitting rooms on the ground floor, which each have impressive bay windows overlooking the front of the property. The sitting room is particularly large, with good ceiling heights and a feature fireplace, as well as lots of natural light.

There's more informal reception space in the snug, which is situated between the dining room and kitchen. There is also a smaller, more intimate dining space in the breakfast room, which is at the very rear of the house and looks out over the garden.

Bedrooms and bathrooms

There are six bedrooms on the first floor, including the principal bedroom with fitted wardrobes and an en suite, three further large double bedrooms and two smaller doubles. All of the bedrooms have sink basins in and are served by a family bathroom and a cloakroom. One bedroom which interlinks with the principal bedroom is being used as a home office but would make an ideal dressing room or nursery.

Features

The rooms are spacious and light-filled with good-ceiling heights typical of a traditional, late Edwardian family home. The two double-storey bay windows at the front provide lots of natural light, with one of them resembling a 'turret'. Arched, alcove-like interior walls provide interesting features in the sitting room

and kitchen. The sweeping driveway and large rear garden are both unique for their size and scale. There is an outdoor pool with a terrace and huge potential with the converted double garage.

Practicalities

The kitchen is well-fitted and offers a good mix of storage and worktop space, as well as a gas hob and electric eye-level oven, and there is also a useful utility space at the rear. There is an easily accessible cloakroom on the ground floor, and the principal bedroom also has its own en suite. There is a useful cellar.

Services

The property is connected to mains services, including water, electricity and drainage.

EPC Rating

The energy performance rating for this property is to be confirmed.

OFFICE SPACE
83.1 sq.m (897 sq.ft.) approx.



GROUND FLOOR
288.5 sq.m (3112 sq.ft.) approx.



1ST FLOOR
183.6 sq.m (1981 sq.ft.) approx.



TOTAL FLOOR AREA : 392.2 sq.m (4221 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix ©2023

Location

Unthank Road is in the Golden Triangle area of Norwich and one of the most popular residential areas of the city.

The area is well-known for its vibrant 'village feel', with a range of independent shops and eateries nearby. The Norfolk & Norwich University Hospital, UEA and Norwich Research Park are within walking distance, as is the centre of Norwich, which can also all be accessed on foot or by car or regular buses.

Families

The Golden Triangle is a firm favourite with families. There are a number of good amenities close by, including a number of shops and public houses, with more to be found in the main city centre. A good range of education facilities, including Town Close School, Norwich School and Norwich High School for Girls are also nearby and green spaces can be found at nearby Eaton Park, the UEA campus and Chapelfield Gardens.

Local Authority

Nowich City Council.



Our agent's view

"The scale of this home is incredible. The main living areas are light and airy and offer lots of flexibility. It's a genuine family home, having been well-loved by the same family since the mid-1990s. New owners might want to update it in future, but it's got great bones.

The swimming pool and garden are a big highlight and the converted garage is an added extra, offering new owners loads of potential. It's a one of a kind find and in such a great location."

Samuel Le Good | Partner





abbotFox
Bespoke.





Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy