

abbotFox
Bespoke.



Montpellier House

Norwich, NR4

“A truly unique, architecturally interesting home neatly tucked away in one of
Norwich’s most desirable residential addresses”

Samuel Le Good





Introduction

Situated in Norwich's sought-after Golden Triangle, Montpellier House is full of surprises. Behind its impressive, architecturally striking exterior is a quirky 'upside down' layout, offering vibrant interiors, sociable living spaces and an entire wing dedicated to four luxurious bedrooms.

Inside

A double-height reception hall sets the tone for the rest of the house, which is contemporary in style and full of light-filled living spaces.

Much of the ground-floor is dominated by a 34ft living area, which is open-plan and includes a contemporary fitted kitchen. For a cosier space, there's the separate sitting room, which features an impressive marble fireplace.

Four bedrooms are located in their own designated wing on the ground floor, including a split-level master bedroom, and there's a great media room and study on the floor above.

Outside

Montpellier House is approached by a gated gravel driveway which leads to a detached double garage.

The south-west garden extends to almost half an acre and is private and secluded. It's full of established planting and includes mature trees, colourful shrubs and a large area of lawn.

The house itself is immediately bordered by two substantial sun terraces, which extend the indoor living space and provide ample opportunity for al fresco dining and entertaining.

There is also an outdoor log store and a sauna room.



Reception Rooms

At the heart of the home sits a huge open-plan living space. It extends to an impressive 34ft and is ultra modern, offering separate areas for relaxing and dining and a stylish fitted kitchen. It's ideal for large families or for entertaining, and enjoys immediate access to the terrace in the garden through two sets of bi-fold doors.

Elsewhere, a separate sitting room provides a more private space in which to relax. It's cosier but no less impressive, and features a dramatic vaulted ceiling, two floor-to-ceiling windows and a contemporary marble fireplace, which is ideal for those cooler evenings when you just want to hunker down.

Bedrooms and bathrooms

Four double bedrooms are tucked away in their own designated wing on the ground-floor. All are well-proportioned with lots of natural light, and three of them have their own en-suites.

It's the principal bedroom, however, that really steals the show, enjoying direct access to the garden, an en suite shower room and its own private staircase, which leads up to a dressing room above.

The main family bathroom is fitted with a freestanding tub and there is also a separate cloakroom.

Features

The rooms are spacious and light-filled with impressive ceiling heights and a contemporary feel.

The 34ft living space is particularly impressive, providing a sleek and stylish focal point to the main living areas, which are perfectly balanced with the house's more private rooms, including the good-sized sitting room which is tucked away off the entrance hall on the ground floor.

The first floor is very versatile and could suit a range of purposes, providing sociable and sky-lit living spaces. It's currently configured as a studio, study and media room but could easily be altered to suit a new owner's needs.

Outside, the large gardens are a welcome surprise, particularly in such a central and residential part of the city, and the outdoor sauna is a particularly nice addition.

Practicalities

The kitchen is contemporary and well-fitted, furnished with everything a modern chef could need. Storage is sleek and stylish, featuring beautiful handleless cabinetry, and there's a spacious island in the centre which doubles as a breakfast bar. Further dining space can be found in a 'booth' to the side.

The flexible, free-flowing nature of the space makes it ideal for large families or for entertaining, and it also has easy access to the dining area and terrace outside.

Having all the bedrooms downstairs offers the house a great deal of accessibility and flow, providing easy transition between the main living spaces and the bedrooms.

Services

Mains electricity, water and drainage.

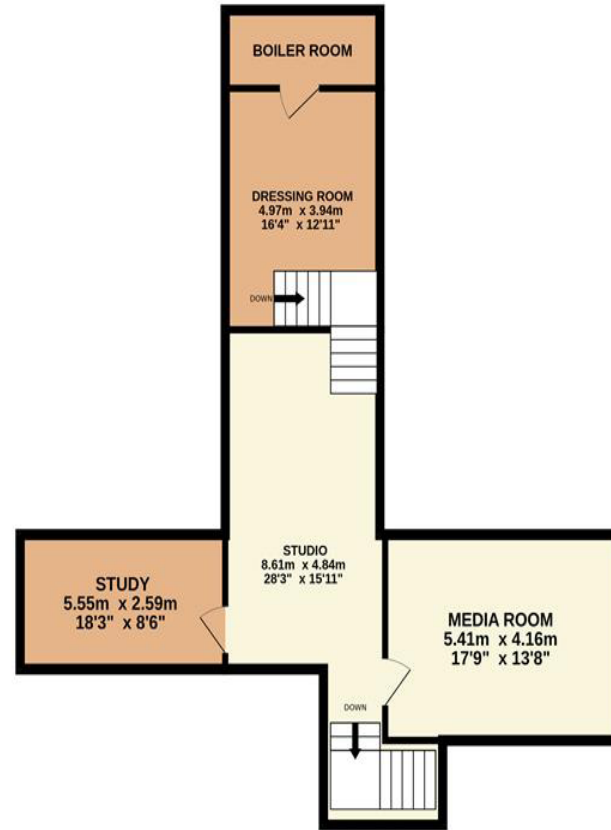
EPC Rating

Energy rating C.

GROUND FLOOR



1ST FLOOR



Location

Judges Walk is positioned between Unthank Road and Newmarket Road in the Golden Triangle area of Norwich, which is widely considered one of the most popular residential areas of the city.

The area is well-known for its vibrant 'village feel' and has an excellent range of independent shops and eateries nearby.

Eaton is within walking distance and features a Waitrose. Eaton Golf Course is just a short walk away.

The Norfolk & Norwich University Hospital, UEA and Norwich Research Park are within walking distance, as is the centre of Norwich, and all can be accessed on foot, by car or via regular buses.



Families

A good range of education facilities, including Town Close School, Norwich School and Norwich High School for Girls are also nearby.

Green spaces can be found at nearby Eaton Park, the UEA campus and Chapelfield Gardens and the area is ideal for commuters, with its location providing easy road access to the A11 and A47.

Local Authority

Norwich City Council



Our agent's view

"Montpellier House is pretty much the definition of a 'wow factor' home. Even from the outside, it's striking, with its angular architectural details and full-length windows.

Inside, there's a surprising warmth to the spaces. The decor is highly contemporary but also cosy and that open-plan living space is an entertainer's dream, offering two distinctive dining spaces and a beautifully fitted kitchen.

I love the first-floor dressing room to the master bedroom it really adds an extra bit of luxury.

The garden is beautiful, too - and quite unique for this part of the city. Its two terraces are immaculately positioned and there's a lovely little sauna attached to the side.

Those looking for a one-of-a-kind home will certainly find it here."

Samuel Le Good | Partner





abbotFox
Bespoke.



Agent's Details



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