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Bespoke.



Christchurch Road

Norwich, NR2

“The garden is large, private and very low maintenance, which is pretty special for this part of the city. It’s been a wonderful family home.”

From the sellers



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Introduction

This four-bedroom home is situated in Norwich's sought-after Golden Triangle and is packed with quirky living spaces - including a statement dining space and its very own cocktail bar.

Inside

There's something surprisingly quaint about the interior of this four-bedroom, three-storey home, despite its Edwardian-era high ceilings and large windows.

There is an entrance hall, sitting room and kitchen on the ground-floor, as well as a good-sized dining space and a useful ground-floor bedroom.

Three further bedrooms and a bathroom are located on the two floors above.

Outside

The property is accessed through a gated entrance with high brick walls and wooden fencing, which provide a good deal of privacy and seclusion from the road.

There is plenty of off-road parking on the shingle driveway, and there is also a garage.

The garden includes a good-sized patio, which offers plenty of space for al fresco dining, and there is also a large area of lawn laid with low maintenance artificial grass.



Reception Rooms

The sitting room is lovely and light-filled, with two large windows overlooking the garden to the front and a number of character features, including exposed and painted wooden floorboards, picture rails and an exposed brick fireplace with an inset woodburner.

The light, bright interiors continue into the dining room, which is set off the rear of the traditional galley-style kitchen. Its patio doors are complete with floor-to-ceiling windows, which bathe the space in loads of natural light, and the exposed brick fireplace has been given a modern makeover, which makes a real statement.

A further reception room has been transformed into a useful ground-floor bedroom, although it could be easily reinstated if desired. Elsewhere, part of the hallway has been converted into a quirky cocktail bar, complete with under-counter fridge and stylish bar-style seating.

Bedrooms and bathrooms

Three good-sized double bedrooms are arranged over the ground and first floors, with a smaller single bedroom located on the top floor, beneath a velux window.

There is a cloakroom and shower room on the ground floor and a family bathroom with a roll-top tub on the floor above.

Features

The rooms are stylish and light-filled, combining a quaint, almost rustic feel with the impressive Edwardian ceiling heights of its city centre location.

The ground-floor bedroom is ideal for multi-generational families, although it could also provide even further flexibility as an additional reception room.

The existing space has been carefully and creatively used and the discrete cocktail bar, tucked away off the hallway, is a particularly nice feature.

Outside, the large garden is a welcome surprise, particularly in such a central and residential part of the city.

Practicalities

The galley-style kitchen is bespoke, hand built by Annexe, well-fitted with lots of wooden worktop space and a butler sink, plus a double oven and a separate hob.

The dining space opens out nicely to the rear and provides plenty of space for a large dining table, making it ideal for families.

The ground floor has a utility room and cloakroom and the ground-floor bedroom is easily accessible.

Plenty of off-road parking is provided by the driveway and garage outside, and the front garden is pleasingly low maintenance.

Services

Mains water, gas and electricity.

GROUND FLOOR
6.8 sqm (73.1 sq ft) approx.



1ST FLOOR
6.8 sqm (73.1 sq ft) approx.



2ND FLOOR
6.8 sqm (73.1 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 listed and no guarantee as to their operability or efficiency can be given.
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Location

Christchurch Road is in the heart of the Golden Triangle, and is widely considered one of the most popular residential roads of Norwich.

The area is well-known for its vibrant 'village feel' and has an excellent 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. All can be accessed on foot, by car or via regular buses.

Families

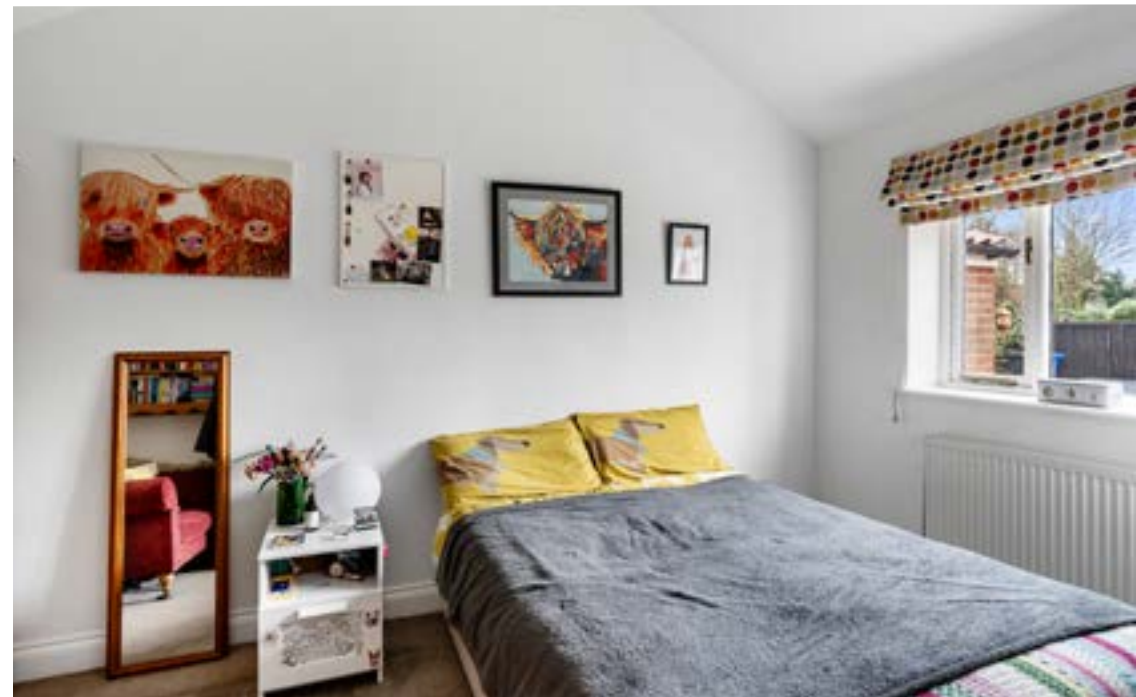
The Golden Triangle is a firm favourite with families. There are a number of good amenities close by, including shops and several pubs, and many more to be found in the main city centre.

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

"This four-bedroom home ticks so many boxes for families wanting to make a move to the city.

It has cosy living spaces, a practical kitchen and the added benefit of off-road parking, which can be quite a rarity in this part of the city.

I absolutely love the 'hidden' cocktail bar. It doesn't dominate the space, only enhances it, and I don't doubt it will be a hit with those who like to host - it really gives new meaning to the idea of staying in."

Samuel Le Good | Partner





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Agent's Details



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