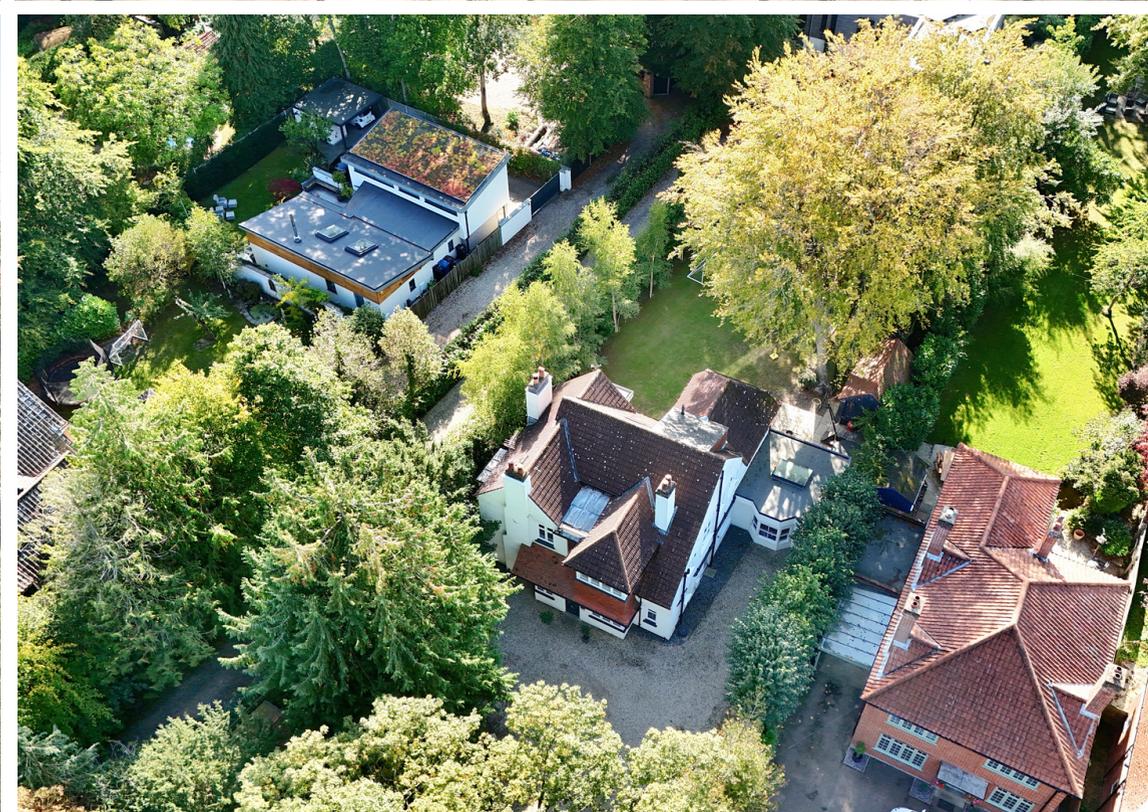




## 3 Judges Walk

Norwich, Norfolk, NR4 7QF

**BROWN & CO**



## 3 Judges Walk, Norwich, Norfolk, NR4 7QF

A delightful family home on a highly desirable road to the south of Norwich, off the Newmarket Road.

£1,395,000



### DESCRIPTION

No. 3 Judges Walk comprises a most attractive detached residence being wonderfully positioned between Newmarket Road and Unthank Road, and close to both the centre of Norwich and Eaton village. The house and grounds have been meticulously improved over recent years and will suit buyers keen on establishing themselves in a sought-after district of Norwich, with a lovely history.

Around the late 1800's judges stayed in lodgings in this pocket of Norwich when they were attending court in the city. The name Judges Walk reflects the historical use of the area.

No.3 Judges Walk is positioned about halfway up the road has been the subject of a superb renovation programme in the last five years creating a stylish, light, and functional home. The works have enhanced the period detail throughout with particular focus on the windows, panelling, panelled doors, coving and exposed fireplaces. This delightful home enjoys striking rendered facades and provides any buyer with a great deal of privacy from the private shared drive; the views back to the house from the south facing gardens at the rear in particular are delightful.

The house is approached either at the front or side entrance, into the main reception hall or the boot room. The reception hall sets the tone perfectly, with magnificent parquet flooring, leading through to the principal ground floor rooms which include the dining room and sitting room. The sitting room is a striking space with a light sanded floor, fireplace with log burner, intricate coving and incredible floor to ceiling windows and sliding doors that provide a lovely link onto the outside terrace with the gardens in full view. Just around from the sitting room lies a useful, and spacious utility/laundry room.

An opening from the sitting room provides access into the kitchen dining room which can also be approached off the main hall. One of the main features of the house has been the creation of an open plan kitchen breakfast room spanning 29ft, a wonderful, light filled space with custom made fitted kitchen and central island. This space is a wonderful focal point to the house and is incredibly light with skylight, striking bay window and access into the gardens from the side and rear.

The main staircase leads up to a large landing space. The bedrooms circulate the landing area, all benefiting from

good natural light. Three bedrooms are positioned on the first floor with en-suite facilities to both the guest bedroom and principal bedroom with dressing room in the latter, whilst bedroom three benefits from an adjoining shower room, and there is also a useful shower room by the staircase.

On the second floor there are two further double bedrooms with bedroom four benefiting from fitted wardrobes.

Much of the charm of no.3 rests in the mature gardens which have been wonderfully tended. The position is an incredible feature to the house, its location being within walking distance to the city centre, and top local schooling as well as Eaton Golf Club and is set on a private drive off Judges Walk serving two properties.

The house is approached through large double electric gates which lead into a shingled parking and turning area at the front. Most of the gardens are lawned, with a distinctive range of mature specimen trees bordering the whole. The gardens benefit from an impressive terrace at the rear with steps leading down onto the lawn and the property is sold with the benefit of both a summer house and garden shed.



Services – Mains water, mains drainage, mains gas, mains electricity.  
Local authority – Norwich City Council.

#### 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



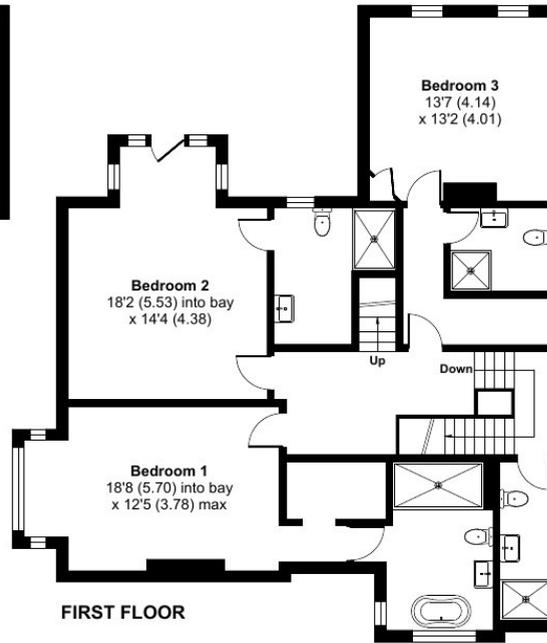
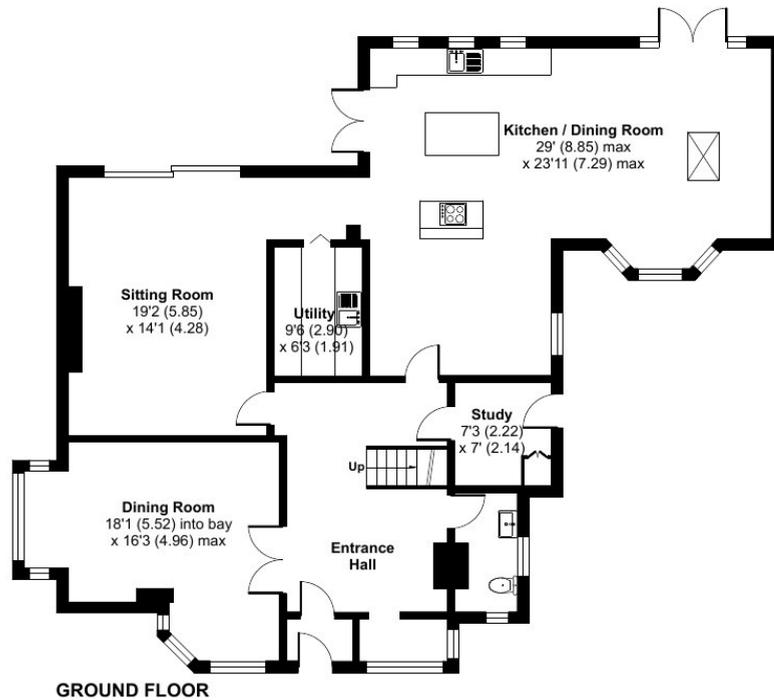


# Judges Walk, Norwich, NR4

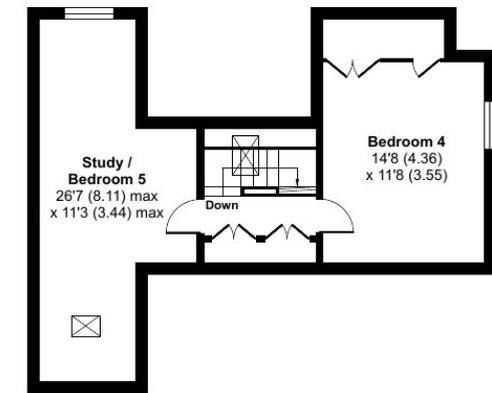
Approximate Area = 3241 sq ft / 301 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1358922

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