

abbot**Fox**
Bespoke.



Cringleford

Norwich, NR4

“Painstakingly restored by the current owners, marrying the very best of modern living with it’s impressive Edwardian elegance.”

From our agent





Introduction

Mulberry House is full of surprises. Nestled behind its traditional Edwardian architecture is a surprisingly modern family home and it's perfectly positioned for families who want to enjoy Norfolk's city, coast and countryside

Inside

A light and airy reception hall sets the tone for the rest of the house, which perfectly combines authentic Edwardian period details with bright and sociable living spaces.

Much of the ground-floor is dominated by an impressive eat-in kitchen designed and hand built by Bryan Turner, which doubles as an orangery, while separate sitting and dining rooms provide cosier, more intimate living spaces at the front of the house.

Three bedrooms, an en suite and a family bathroom are located on the first floor, and there are three smaller bedrooms and a shower room in the converted loft.

Outside

Mulberry House is located just off Newmarket Road and has a large paved driveway, double garage and lawned garden at the front, which is shielded from the road by a brick wall.

The house itself is a fine example of Edwardian architecture, with two bay windows sitting either side of an impressive gabled entrance.

At the rear, there is another area of garden with a patio, lawn and a well-established border planted with shrubs.

There is a detached potting shed which has the potential for a number of different uses, a garden room, gym, home office or alfresco kitchen to name a few.





Reception Rooms

At the heart of the home is an impressive eat-in kitchen which beautifully combines modern convenience with a country-style elegance. The space is large enough for a dining table and chairs and, at the rear, there is a beautiful orangery which features a sky lantern in the centre and French doors that lead outside and on to the terrace.

More formal reception rooms can be found at the front of the property. The dining room is particularly light and airy and has a large bay window to the front, as well as wooden floors and a modern wood-burner set into a beautiful marble fireplace.

A stylish and cosy sitting room is located just across the hall and mirrors the design of the dining room, including another impressive bay window and a wood-burning stove, which creates a lovely warmth against its stylish slate-coloured walls.

Bedrooms and Bathrooms

Three good-sized bedrooms are accessed off a central landing on the first floor, including the principal bedroom which has its own en suite shower room.

The family bathroom, also located on this floor, is surprisingly spacious and features a free-standing bathtub, separate shower cubicle and double sink.

The former loft space has also been converted into living space, offering three smaller but still good-sized bedrooms and a modern shower room.

There is also a convenient cloakroom on the ground floor.

Features

Mulberry House is finished to an exceptional standard, combining original architectural and decorative details with a bolder, more contemporary finish including Mandarin Stone tiles throughout.

The ground floor layout is particularly sought-after, combining the best of open-plan living from the kitchen, diner and orangery with the privacy and cosiness of its separate and more private sitting and dining rooms.

The stylish loft conversion is a great use of space and makes the home particularly well suited to bigger families or those who like to host family and friends.

Practicalities

The kitchen is modern and well-fitted with a Range-style cooker, lots of discrete storage space and a large island in the centre.

A home office or playroom is located on the ground floor, and there is a useful utility space located next to the cloakroom at the very rear of the kitchen.

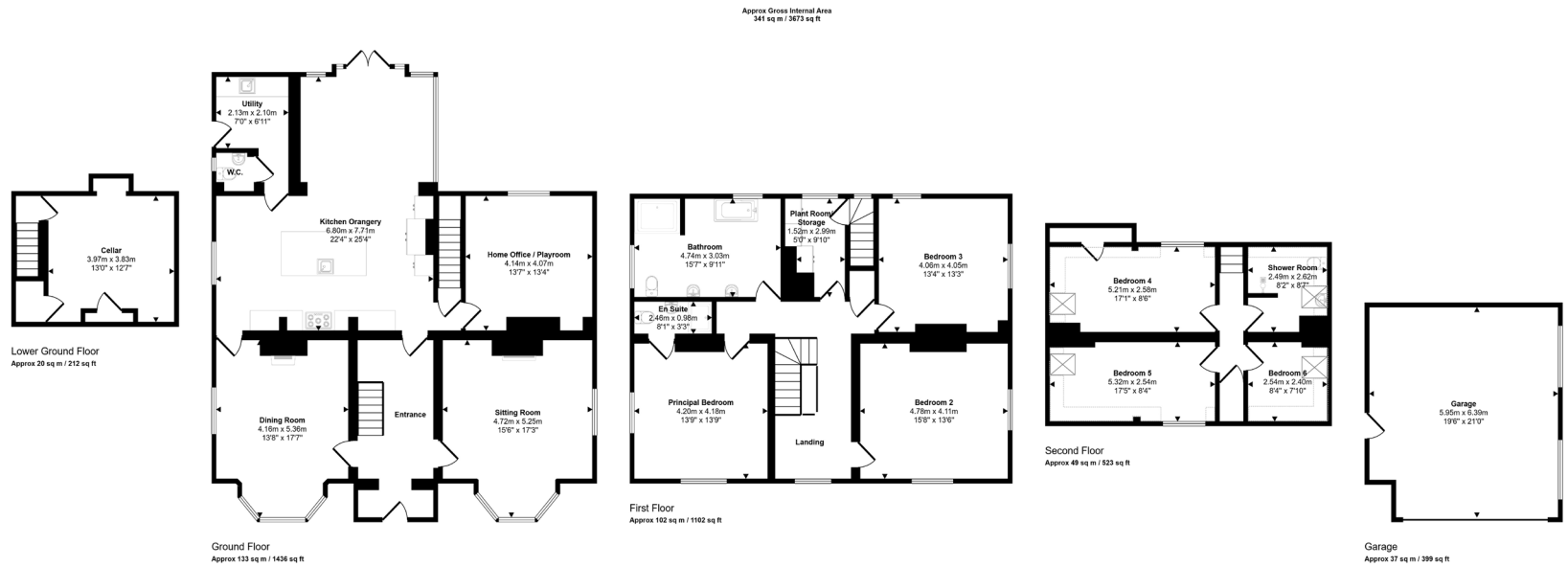
The lower ground floor offers an additional room which is very much a blank canvas for new owners, with potential perhaps for another home office, games room or even a gym.

Outside, off-road parking is provided by a double garage and driveway.

Services

Mains electricity, gas, water and drainage.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mudo Shaggy 360.

Location

Newmarket Road, which connects the suburb of Cringleford to the city centre, is widely considered to be one of the most popular residential roads in the Norwich area.

It's just a stone's throw from Norwich's 'Golden Triangle', an area that is well-known for its vibrant community and has an excellent range of independent shops and eateries nearby.

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

The A11 and A47 are just a few minutes' away, offering excellent connections to some of the finest areas of the county. The Norfolk Broads can be reached by car in under 30 minutes, and the North Norfolk Coast in under an hour.

Families

There are a number of good amenities close by, including shops, a Waitrose supermarket and the highly esteemed Red Lion and Cellar House pubs/restaurants within just a five minute walk, with many more to be found in the main city centre, which is around a 15 minute journey by car or bus.

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

There are some lovely river walks along the Yare Valley, and for those in search of green spaces, Eaton Park and UEA Broad are also closeby. The area is also ideal for commuters, with its location providing easy road access to the A11 and A47.



Our agent's view

"I love the look and feel of this property. Effortlessly combining the old with the new, it's the ultimate find for those who want the charm and space of a country retreat with all the mod-cons and convenience of a suburban home.

It's super well connected and as such, if you want the city, the countryside or the coast, you don't have far to go."

Samuel Le Good | Partner





abbot**Fox**
Bespoke.



Agent's Details



Samuel Le Good | Partner

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

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