



Mulberry House

3 Newmarket Road, Norwich, NR4 6UE

BROWN & CO



Mulberry House, 3 Newmarket Road, Norwich, NR4 6UE

A highly attractive Edwardian house which possesses a great deal of character and is offered in wonderful order.

Guide Price £1,250,000



DESCRIPTION

Mulberry House is one of Cringleford's quietly distinguished homes. Standing proudly on Newmarket Road behind the original circular walled front garden, it possesses the reassuring confidence of a house built to endure with its handsome red brick elevations, elegant symmetry and beautifully balanced proportions of which are major characteristics of the finest Edwardian homes. The outstanding Dutch gable on the western garage makes Mulberry House a very recognisable residence for those who have strolled by and may have wondered what life was like inside.

The house is in wonderful order, acquired in 2014 by the owners who had great plans to restore and maintain the originality of an old house, but to ensure that the modern additions were installed to compliment, using Farrow & Ball and Little Greene paints throughout. The result is rather special, approached from the front through a classic arched door surround into a fine entrance hall which immediately sets the tone. Due to the position of the hall, the two front principal rooms, currently the dining room and sitting room both enjoy beautiful symmetry, bay windows, fine fireplaces, high ceilings and large sash windows and are both versatile rooms that can be enjoyed in many different ways.

The hall leads through to the kitchen breakfast room which can also be approached from the east facing dining room and here is the focal point of Mulberry House. The kitchen itself, by Bryan

Turner, was meticulously designed with a range of handmade units and a central island with Silestone worktops. The Miele appliances are integrated as expected and there is an exceptional butler's pantry. The kitchen has evolved over the years as the rear of the house was transformed into an exceptional open-plan living area with a central lantern that floods this space with light, and the hardwood orangery provides access out to the gardens via French doors. There are Mandarin Stone and fired earth tiles throughout. Off the kitchen there is a cloakroom and utility, whilst across to the western side of the house, there lies a study/playroom as well as access to the cellar.

The first floor continues the feeling of space and charm. The principal bedroom is very attractive, a spacious, light-filled room that enjoys a peaceful outlook across the surrounding gardens, whilst three further double bedrooms provide excellent accommodation for family life. The guest bedroom includes an en-suite. A beautifully appointed family bathroom serves the first floor, complete with both bath, separate shower and twin sinks reflecting the quality found throughout the house.

The second floor offers a further dimension to the accommodation, with two additional bedrooms, a nursery and a shower room. Equally, these rooms lend themselves perfectly to home working but this area has been superbly designed for a number of different opportunities.

Mulberry House is approached from the road into a brick drive accessed through imposing brick pillars serving the house. A wide private driveway provides extensive parking at the front and leads on to the substantial detached garage, while beyond into the rear gardens sits a versatile outbuilding offering excellent storage together with potential as a studio, gym or home office, subject to any necessary consents.

The gardens at the front and rear have matured beautifully over many decades and provide an exceptional degree of privacy, mainly lawned and bordered by the aforementioned circular wall. The rear gardens can be accessed at the side of the house or internally of course, and enjoy further established trees, deep borders and carefully maintained planting which frame the lawned areas as well as a path which leads round the perimeter. The terrace immediately adjoining the kitchen area becomes a natural extension of the accommodation during the summer months. The whole will be of great interest to buyers keen to establish themselves in a special place, in a house which leaves a lasting impression.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – Norwich City Council

Council tax band - F



LOCATION

Mulberry House is situated within Cringleford, a well-served village lying just south-west of Norwich. Local amenities include a Waitrose, primary school, public house, and medical practice. The area offers excellent access to the A11 and A47, Norwich city centre (approximately 3 miles), and the Norfolk and Norwich University Hospital. There are regular public transport links, and the nearby University of East Anglia provides additional recreational and cultural facilities.

DIRECTIONS

Heading away from Norwich southbound on the A11 Newmarket Road, proceed over the roundabout at the junction with the outer ring road, remaining on Newmarket Road. Bear left before the dual carriageway onto the slip road leading down to Eaton Village. At the end of the slip road, proceed over the traffic lights into Eaton

Street passing the entrance to Waitrose on the left and continue over the bridge. The property is found on left hand side of the road, juts past the turning for Intwood Road.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

Newmarket Road, Cringleford, Norwich, NR4

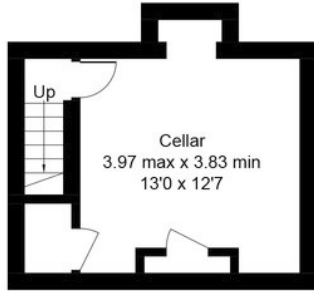
Approximate Area = 3274 sq ft / 304.2 sq m

Garage = 399 sq ft / 37.1 sq m

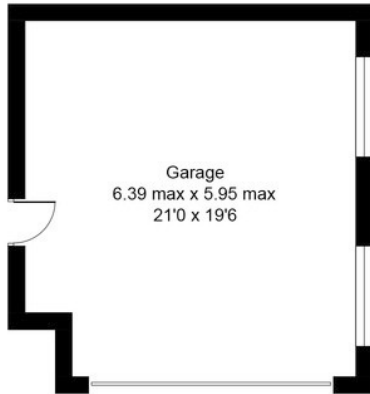
Outbuilding = 245 sq ft / 22.7 sq m

Total = 3918 sq ft / 364.0 sq m

For identification only - Not to scale

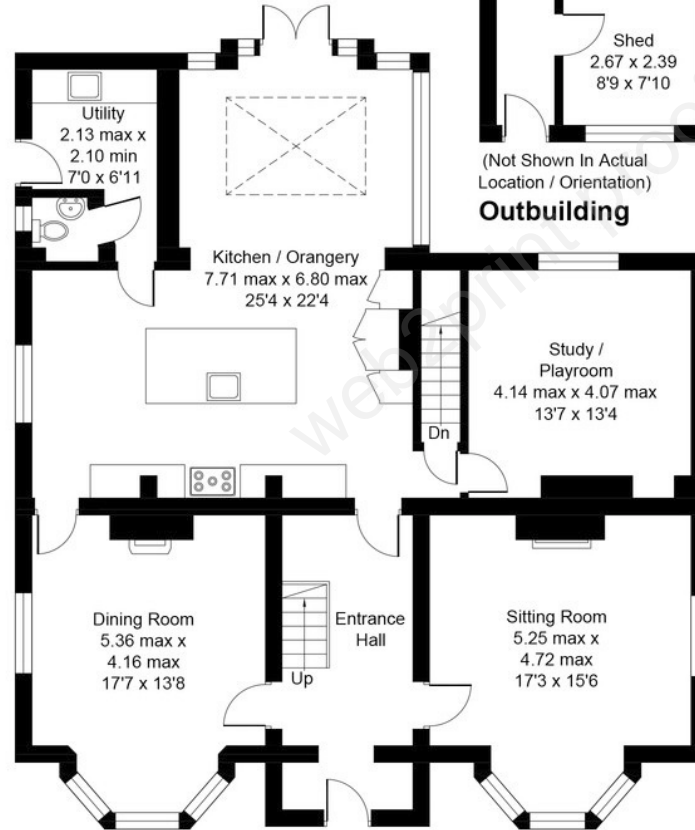


Lower Ground Floor

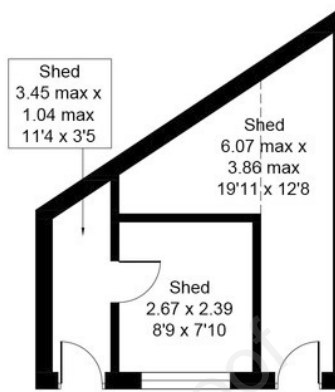


(Not Shown In Actual Location / Orientation)

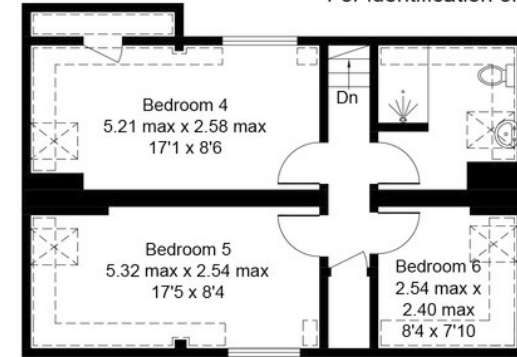
= Reduced headroom below 1.5m / 5'0



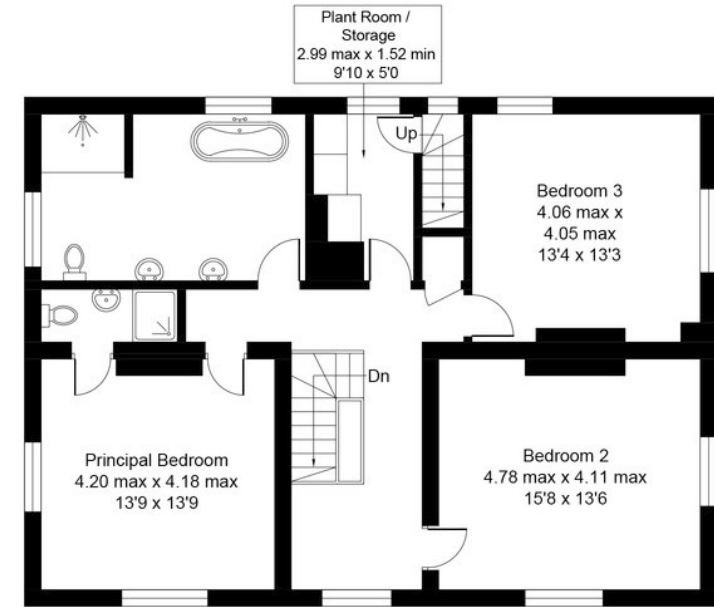
Ground Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

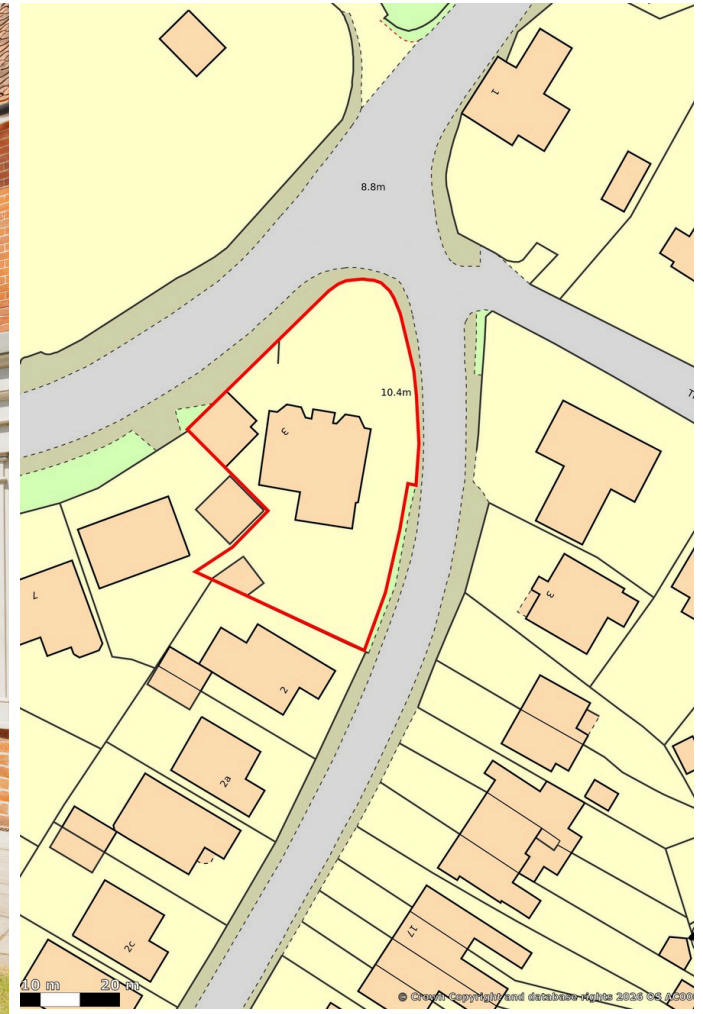


Second Floor



First Floor





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