



Montpellier House, Judges Walk, Norwich

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Montpellier House, Judges Walk, Norwich NR4 7QF

A striking, extended, contemporary residence in a highly sought-after location

Norwich City Centre 1.4 miles,
Waitrose 0.9 miles, A11 2 miles

Ground Floor: Entrance hall | Open plan kitchen, sitting and dining room | Formal sitting room
Principal bedroom with en suite shower room and upstairs dressing room | Double bedroom with en suite shower room | Two further double bedrooms with Jack & Jill shower room | Family bathroom | Guest wc | Utility room

First Floor: Media room | Studio | Study

Outside: Garden | Terrace | Sauna room | Double garage | Off street parking

All in about 0.47 acres

EPC - C

The property

Montpellier House is a striking contemporary detached property offering an impressive, light-filled family home with large private terraces and gardens.

On the ground floor is an airy double-height reception hall with a unique bespoke wooden stairway rising to the first floor. Dual glazed doors open to the capacious dual aspect formal sitting room, with vaulted ceiling and marble fireplace with double-height glazed panels to either side. Further is the ultra-modern 34 ft. open plan kitchen, sitting and dining room, featuring an array of elegant handleless cabinetry, triple skylights, a central island with breakfast bar, inset induction hob and extractor above, numerous high-end integrated appliances, ample space for dining and two sets of bi-folding doors to the southerly terrace.

Also on the ground floor is a bedroom wing with four well-proportioned bedrooms. The generous principal suite enjoying direct access to the terrace, a chic en suite shower room and an upstairs dressing room. Two further double bedrooms benefit from a dual access en suite shower room, with another double bedroom having a further en suite shower room and a family bathroom with a luxury freestanding bathtub. The property also has a guest wc and utility room.

The flexible first floor also houses an array of sociable, sky lit spaces, including a central studio room, adjacent media room and a study.

Outside

The residence enjoys a generous private plot with a gated gravelled driveway with intercom leading to a detached double garage. A paved pathway leads up to the property, whilst the garden flows to the side and rear, comprising an established south-westerly garden surrounded by mature trees and various colourful shrubs with a large level lawn. Two substantial sun terraces offer ample opportunity for al fresco dining. The property also has an outside sauna room and log store.

Location

The property lies in a conservation area on a desirable road in the south west of Norwich city known as the Golden Triangle. Just over 1.4 miles distant is a thriving array of city centre amenities including shops and numerous recreational and cultural interests. Nearer to the property is Waitrose supermarket in Eaton just under a mile away and notable schools in both the private and public sector such as Town Close Preparatory School, Norwich High School for Girls and City of Norwich School. Norwich has a main railway station providing regular service to London and Cambridge. On the North side of the City is Norwich International Airport which caters for both domestic and international flight destinations, whilst the nearby A11 links to the M11 and further afield.





Floorplans

House internal area 3,645 sq ft (339 sq m)
Garages internal area 326 sq ft (30 sq m)
Sauna internal area 30 sq ft (3 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Norwich City Centre, head south west on Newmarket Road, proceeding over the Ring Road roundabout and turning right into Judges Walk, where the entrance drive to the property can be found immediately on the left.

General

Local Authority: Norwich City Council

Services: Mains gas central heating, mains water, electricity and drainage.

Council Tax: Band G

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Tenure: Freehold

Guide Price: £1,295,000

Norwich

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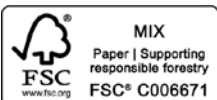
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