



## Grade II Listed home in prestigious location

**1 Town Close Road, Norwich, NR2 2NB**

Freehold

savills



Entrance Hall • Sitting Room • Dining Room • Kitchen/  
Breakfast/Family room • Utility Room • Cloakroom •  
Principal bedroom with en suite and walk-in wardrobe •  
Guest bedroom with en suite • Two further bedrooms •  
Family Bathroom

Outside: In all about 0.27 acres

### The Property

Number 1 Town Close Road has undergone a significant renovation and extension to create a stylish home situated in one of the city's most highly regarded locations. Offering superb accommodation with the recent extension creating a modern open plan kitchen/breakfast/family space perfect for entertaining. A real highlight being how the large glass doors allow wonderful views out towards the rear garden creating a countryside feel but while being in the urban heart of the Golden Triangle.

To the first floor are three double bedrooms with the principal suite being served by an en suite shower room and a useful walk-in wardrobe. The family bathroom has Jack and Jill access to provide a further en suite to bedroom three if required. Finally to the 2nd floor a fourth double bedroom with further en suite allows for an excellent guest bedroom.

### Outside

Accessed via a generously proportioned gravel driveway which provides space for several vehicles.

The rear garden is of particular note having been

lovingly planted and cared for creating an excellent oasis within such close proximity to the city centre. In all the plot extends to about 0.27 acres and the garden is mainly laid to lawn with shrubs and beds planted within an attractive wall which adds both character and charm to the gardens.

A rare find is that the house features a good degree of privacy, something which is seldom seen in this part of Norwich.

There is a rear access with pedestrian gate and a useful garden shed/summerhouse in situ.

### Location

Town Close road is situated in one of Norwich's most sought after residential districts, lying between the city centre and the suburbs of Eaton and Cringleford, where there is a Waitrose supermarket, public houses, hairdressers and bank. Town Close road is close to good local schools, in particular Town Close Road School and Norwich High School for Girls, local amenities, the Norfolk & Norwich Hospital, the Science Research Park and the University of East Anglia and has convenient access to the A11 trunk road, A140 and the Norwich bypass/ring road.







### Services

Mains water, gas, electricity and drainage

### Local Authority

Norwich City District Council  
Council Tax Band F

### Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

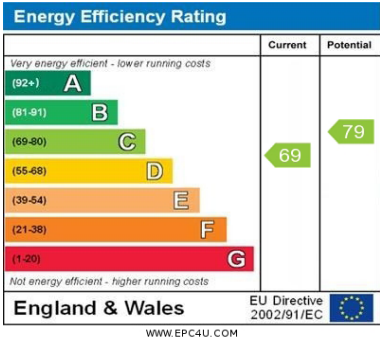


1 Town Close Road, Norwich

Main House gross internal area = 2,550 sq ft / 237 sq m



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