

36 | Judges Walk | Norwich | NR4 7QF

Offers in Excess of £750,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Substantial detached family home approaching 1,900 sq ft
- First time to the market on one of Norwich's most desirable roads
- Four generous bedrooms plus a versatile ground floor fifth bedroom or study
- 19'11 dual aspect lounge with patio doors and separate dining room
- 20'3 kitchen/breakfast room overlooking the large enclosed rear garden
- 14'1 sun room with sliding doors opening onto the 21' x 20' walled courtyard
- Ground floor shower room plus family bathroom upstairs
- Large garage with electric door and internal access, plus driveway parking
- Offered with no onward chain and in need of updating throughout
- Fantastic potential to update and create your dream family home

About the Property

Coming to the market for the first time since it was built, this substantial four bedroom detached family home is ready for its next chapter. Approaching 1,900 sq ft of accommodation, the property offers plenty of potential and scope to update and create a fantastic family home, situated on Judges Walk, one of the most desirable roads off Newmarket Road.

Set back from the road, the property is approached via a good sized driveway and front garden, with gated access leading into a walled courtyard. Inside, a generous entrance hall and inner hallway lead through to the 19'11 dual aspect lounge, with patio doors opening onto the side patio. From here, the dining room leads through to the 20'3 kitchen/breakfast room. The ground floor also offers a 14'1 sun room and a versatile fifth bedroom or study, with a shower room conveniently positioned alongside. The large garage can also be accessed directly from inside the property.

Upstairs are four well proportioned bedrooms and the family bathroom, arranged around a bright landing flooded with natural light. Each of the bedrooms also benefits from its own wash basin. The property would now benefit from updating throughout, but with its generous proportions, flexible accommodation and sought after position, it offers a brilliant opportunity for the next owner to make it their own.





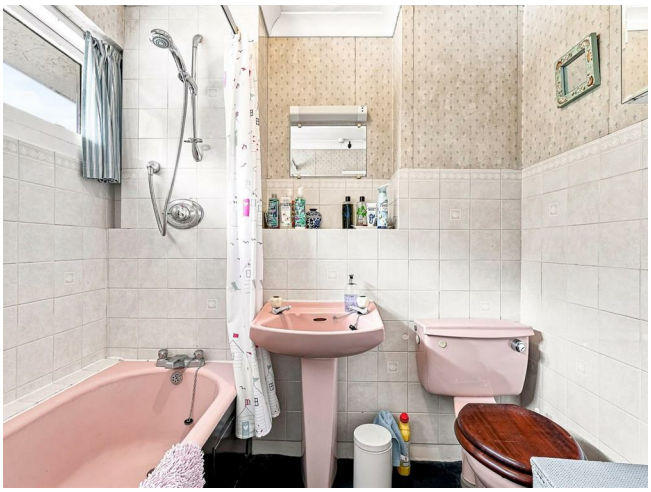














The Outside

The property occupies a generous plot, with a good-sized frontage mainly laid to lawn and a gravel driveway to the right-hand side providing off-road parking and access to the large garage, which benefits from an electric door.

Alongside the sun room and entrance porch is an attractive walled courtyard, accessed via a gate and offering a more secluded additional garden space. With established planting, paved areas and plenty of room for seating, it's a lovely spot that feels quite separate.

The rear garden is another real feature of the property, offering a generous expanse of lawn surrounded by mature trees, shrubs and established borders. There are paved patio areas providing plenty of space for outdoor furniture and entertaining, while the mature planting gives the garden plenty of character. A garden shed is positioned towards the rear.

Location Overview

Judges Walk is a highly regarded road, positioned between Newmarket Road and Unthank Road within one of Norwich's most sought after residential areas. Set within a conservation area, it offers a great position for those wanting to be close to the city while still enjoying an established residential setting.

There is a good range of amenities close by, with independent cafés, pubs, restaurants and shops along Unthank Road, while Eaton and Waitrose are also within easy reach. Norwich city centre, the Norfolk and Norwich University Hospital and a number of parks and green spaces are all easily accessible.

The location is also well placed for travel further afield, with convenient access to the A11 and wider road network. With Newmarket Road, Unthank Road and the city all close at hand, Judges Walk remains a particularly desirable place to live in Norwich.

AGENTS NOTE

We have been advised that the large Yew tree within the front garden is subject to a Tree Preservation Order (TPO).

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

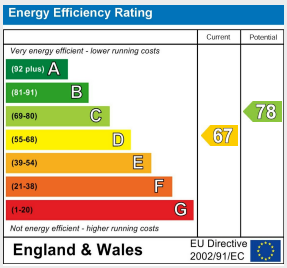
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Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.





Total area: approx. 175.8 sq. metres (1892.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: F

Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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