



1 Willets Court
Pottergate | Norwich | Norfolk | NR2 1DG

A CITY SANCTUARY



“This is city living at its best – centrally positioned in an historic building, a stone’s throw from all amenities, yet tucked away in a quiet, gated development with a garden, garage and parking space, secluded from the outside world. Sympathetically converted from a weaving warehouse, it offers plenty of authentic character but also has a modern feel thanks to the part open-plan layout, bifold doors and stylish finish.”



KEY FEATURES

- Part of a Barn Conversion containing Three Dwellings situated in a Quiet Gated Development within Pottergate in the Heart of Norwich
- Four Bedrooms, One of which is on the Ground Floor and could be used as a Multifunctional Room
- First Floor Family Bathroom and the Principal Bedroom benefits from an En-Suite Shower
- The Kitchen is Open Plan to the Dining Room with Bi-Fold Doors to the Garden
- Separate Utility Room and Ground Floor WC
- Sitting Room with Bi-Fold Doors to the Dining Room creating a Large Open Plan Space
- Fully Boarded Loft with Fold-Down Ladder, providing Lots of Additional Storage
- Low Maintenance Garden
- Single Garage with a Generous Storage Loft; plus an Additional Parking Space
- The Accommodation extends to 1,567sq.ft
- Energy Rating: C

A character conversion that's been beautifully designed and thoughtfully extended, this offers an abundance of space for entertaining or family life. If you love being in the heart of the action but you still want to retain your privacy, this will hit the spot! Home to the owners since its original conversion, it's worked well for them at every stage of family life and has been the setting for many happy memories over the years.

Part Of The City's History

Norwich has a rich manufacturing history and was at one time England's second largest city. Everything from mustard to chocolate, shoes to Christmas crackers was made right here. The city was also known for its textile industry, boosted by the arrival of the 'Strangers' from mainland Europe in the mid to late 1500s. By the early 18th century, Norwich shawls were becoming increasingly in demand, worn by the elite and even by royalty. One such business was owned by Henry Willets and based in what is now this home – originally a warehouse. Poor Henry tried to modernise his business by introducing power looms to save on labour. This was not well received by his workers who didn't want to lose their jobs. Thankfully the modern-day conversion of the warehouse has proved rather more successful!





KEY FEATURES

Fun And Family Friendly

This home offers a welcoming, family-friendly environment with generous, well-proportioned spaces and a charming blend of character features and modern comfort. Oak timbers, original flooring, wood beams and an open fire bring warmth and personality, while the open-plan layout creates an easy flow between the main ground-floor rooms. It's a house designed for spending time together - whether that's hosting gatherings, enjoying cosy evenings by the fire, or throwing open the bifold doors to make the most of the garden in warmer months. The sitting room and dining room can be opened up to form one large, flexible space, and with further bifold doors to the outside, the home lends itself effortlessly to both everyday family life and relaxed entertaining. Set within a small, gated courtyard, it offers a friendly, peaceful and secure setting right in the heart of the city.

All On The Doorstep

You have the perfect balance of access to the city with privacy and seclusion. Come through the archway and close the gates and you'll be amazed how peaceful it is - you don't feel as though you're in the centre of a vibrant city! The house comes with a garage, plus an additional parking space, a rare advantage in such a central location. The garage comes with sealed flooring, rubber matting, skirting boards, brushed metal sockets, full-height painted walls, and a loft for additional storage - offering far more than standard car accommodation. There's a secluded garden that's safely enclosed, ideal for children to play, pets to roam, or for enjoying relaxed summer evenings with friends. Despite the city setting, it is very quiet, you'll still hear the birds singing, it provides a real sense of escape. When you're ready to head out, everything you could possibly need is just moments away. A local shop is conveniently close, with several supermarkets within a short walk. Fresh produce and independent traders are on hand at the historic market, and schools, workplaces and amenities are all easily reached on foot. From theatres and cinemas to cafés, restaurants, shopping centres and a rich mix of independent boutiques, the very best of Norwich is right on your doorstep - all while enjoying the privacy, security and tranquillity of this tucked-away development. Travel is remarkably simple from here - the train station is only 20-min stroll, the bus station is just 12 min away, and Norwich International Airport is only a quick drive. Whether commuting or planning a getaway, excellent transport links are always close at hand.

















INFORMATION



On The Doorstep

This property is ideally situated to enjoy a fantastic selection of restaurants, cafés, bars, cinemas and supermarkets are all within easy walking distance, along with a wide variety of retailers, from national brands to independent boutiques, shops and the city's vibrant historic outdoor market - the largest permanent market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities, and iconic landmarks such as Norwich Castle, Cathedral and The Forum create a striking backdrop to the rich cultural atmosphere of the city centre. Travel is effortless too, with Norwich Railway Station and Bus Station just a short walk away, and Norwich International Airport only a short drive, providing easy access to the wider region.

How Far Is It To?

Within such close proximity to Norwich city centre there are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an International Airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

From St Crispins Road/A147 take the 1st exit at the roundabout onto Barn Road/A147. Follow the road up Grapes Hill and at the roundabout take the 1st exit onto Cleveland Road. Take a slight left to stay on Cleveland Road and continue onto St Giles Street. Turn left onto Willow Lane and then right onto Pottergate and through the archway into Willets Court.

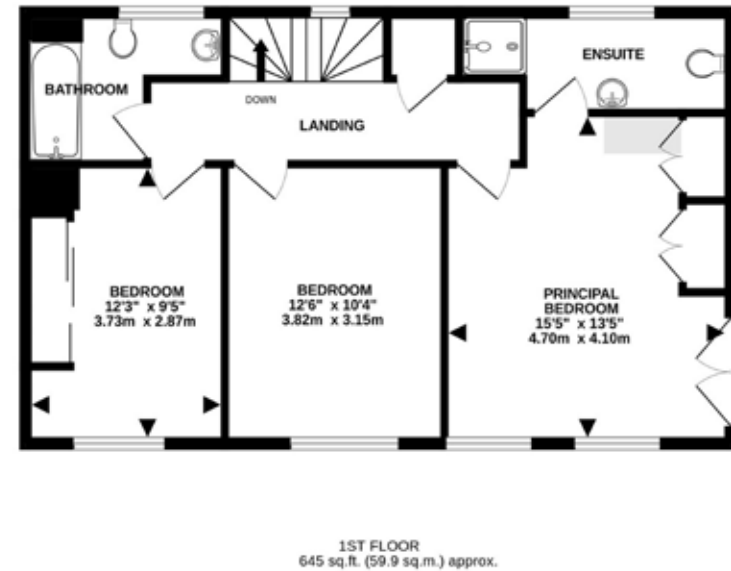
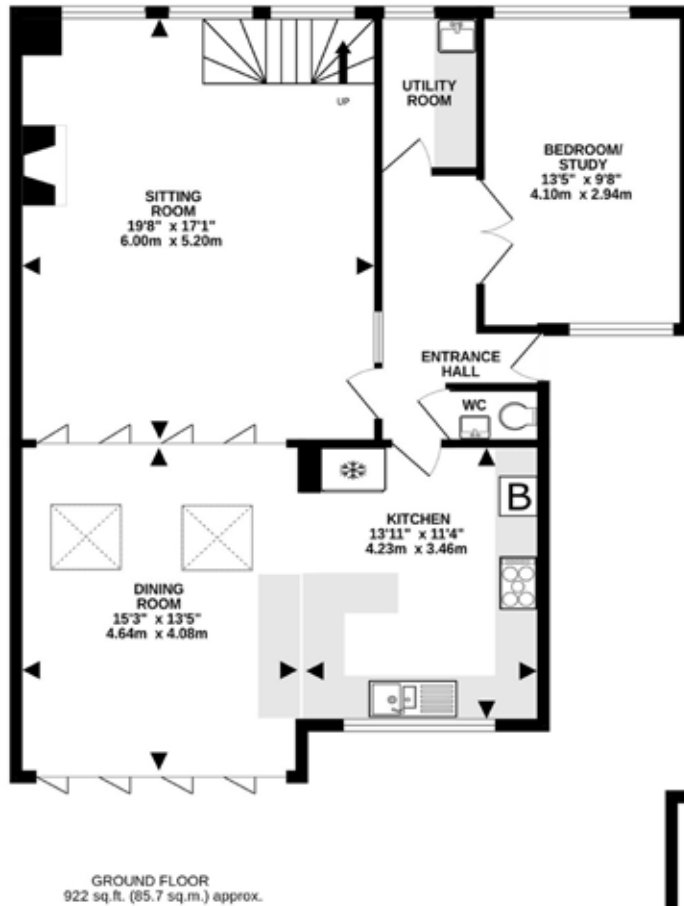
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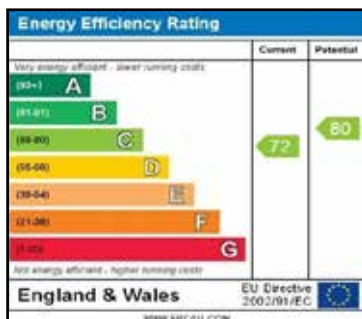
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FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1567 sq.ft. (145.6 sq.m.) approx.
TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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GARAGE
166 sq.ft. (15.4 sq.m.) approx.



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