



THE STORY OF

# 6 Holmwood Rise

*Norwich, Norfolk*

SOWERBYS



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# 6 Holmwood Rise

Norwich, Norfolk  
NR7 0HJ

Stunning Detached Home with Impressive Views

Accommodation of Almost 3,500 Sq. Ft.  
and Grounds of 0.65 Acres (STMS)

Five Bedroom and Five Bathrooms

Bespoke Schmidt Kitchen with Neff  
Appliances and Quartz Worksurfaces

Sitting Room with Sliding Doors  
Opening to South-Facing Terrace

Sunken Spa and Separate Sauna

High-Specification Finish Throughout

Delightful Landscaped Grounds

Desirable Location with Easy Access to City Centre

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“This property has been finished to a high standard both internally and externally.”

This truly magnificent property has undergone an extensive programme of works to create a stunning home with impressive views. Situated on a most desirable road within Thorpe St Andrew, there is easy access to the city centre, A47 and northern bypass.

The attention to detail is excellent and high quality features include polished concrete flooring, a bespoke Schmidt kitchen with quartz and a wide range of Neff appliances; as well as Porcelanosa sanitary ware and tiling, bespoke solid beech internal doors, a sunken spa and separate sauna.

The accommodation is set over three floors and comprises a fine entrance hall with a contemporary wood and glass

staircase, a beautiful bespoke kitchen with conservatory and snug. The bright and airy sitting room with sliding doors leads to the south-facing terrace, study/potential fifth bedroom, shower room, utility room, gym with a sauna and integral garage.

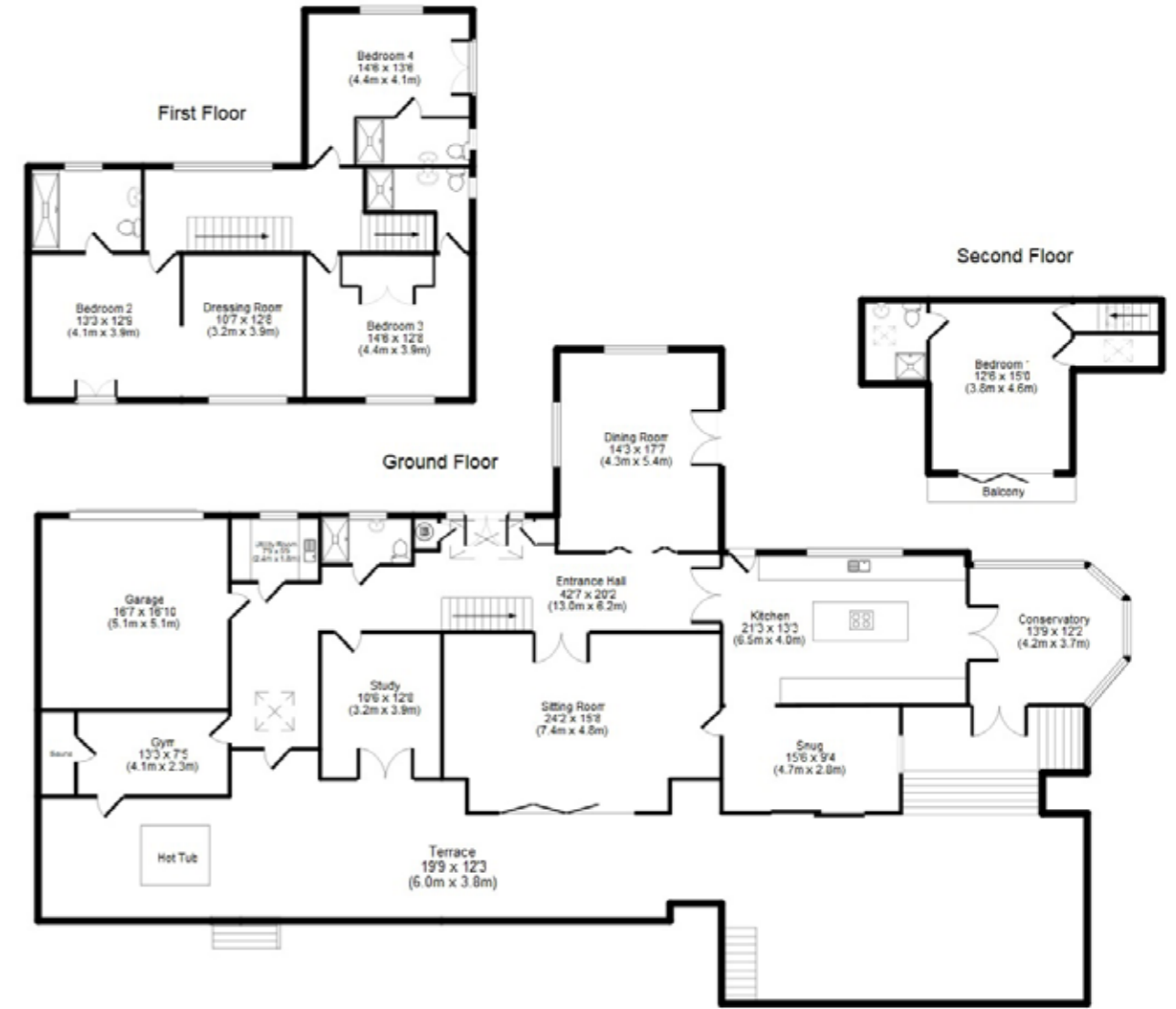
The first floor serves three en-suite bedrooms, one with a dressing room. The top floor serves a further bedroom with bi-fold doors leading on to the impressive balcony with glass balustrade and amazing views, as well as a separate en-suite shower room.

The accommodation extends to just under 3,500 sq.ft and the grounds extend to approximately 0.65 acres (STMS).









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Outside, the property is approached via video entry security gates that lead on to a sweeping gravelled driveway; serving access to the garage and parking. The grounds have been well-landscaped with lawn and a variety of specimen planting to the front. To the rear, the south-facing terrace combines a blend of decking, polished concrete, lawn and specimen planting.

“Beautifully landscaped gardens throughout.”







ALL THE REASONS

# Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its

legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

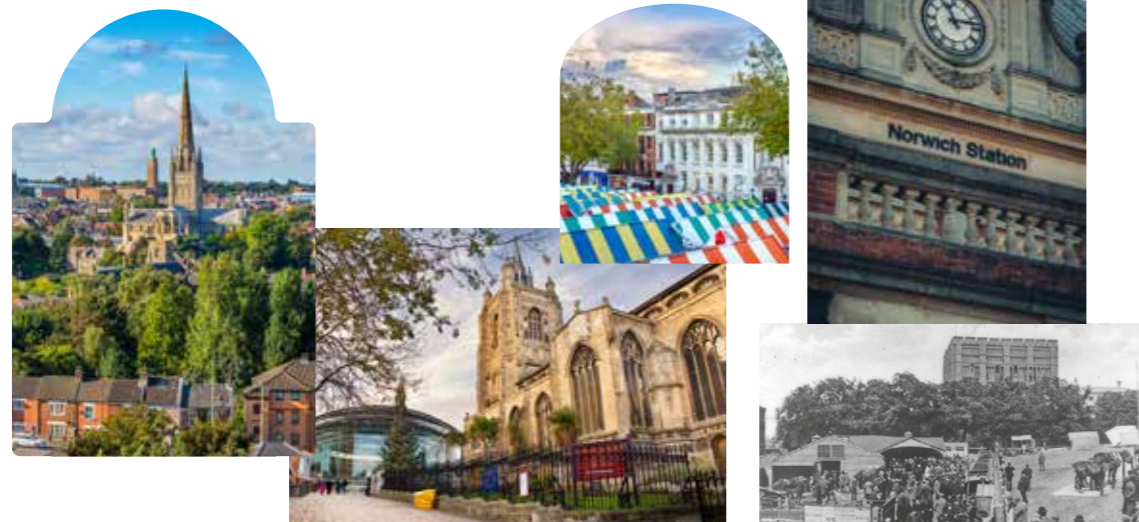
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the

1,000-year-old Norwich Cathedral. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“This property is beaming with light, space and charm. This is a perfectly sized family home.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

C. Ref:- 0739-5224-1000-0519-5206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

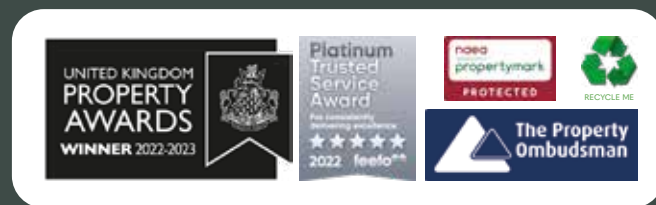
Freehold.

## LOCATION

What3words: ///chained.shout.vest

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# SOWERBYS



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