



THE STORY OF
22 Kingsley Road
Norwich, Norfolk

SOWERBYS

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Norwich, Norfolk
NR1 3RB

Impressive Period Home

Abundance of Character and Period Detailing

Elegant Drawing Room

Bespoke Kitchen

Laundry Room and Cloakroom

Four Excellent Bedrooms over Two Floors

Well-Fitted Modern Shower Room

Paved Courtyard Garden

Stone's Throw from the City Centre

Popular No Through Road

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“An elegant, comfortable and convenient home situated in a private area with supportive and friendly neighbours .”

With a stunning period home offering a lifestyle of elegance and charm within the city, 22 Kingsley Road is situated on a popular no-through road.

This impressive residence boasts an abundance of character and period detailing, making it a true gem in the city. As you approach the house, the impressive façade catches your eye, hinting at a level of luxury within.

Upon entering, you are greeted by a sense of exquisite craftsmanship and attention to detail. The elegant drawing room, located at the front of the house, sets the stage for grand entertaining, or simply unwinding in a serene atmosphere. A striking fireplace at the rear radiates a sense of warmth and charm, whilst the

bay window allows ample natural light to flood the room, and bespoke fitted units add a touch of sophistication.

For sociable gatherings, the dining room provides a welcoming space with its own unique character and convenient access to the garden. Here, you can enjoy memorable meals and engage in lively conversations with family and friends.

The well-fitted modern kitchen, adorned in a striking blue, not only offers a delightful cooking experience but also encourages conversations to flow effortlessly. Additional practical amenities include a cloakroom and a laundry room, adding convenience to everyday living.



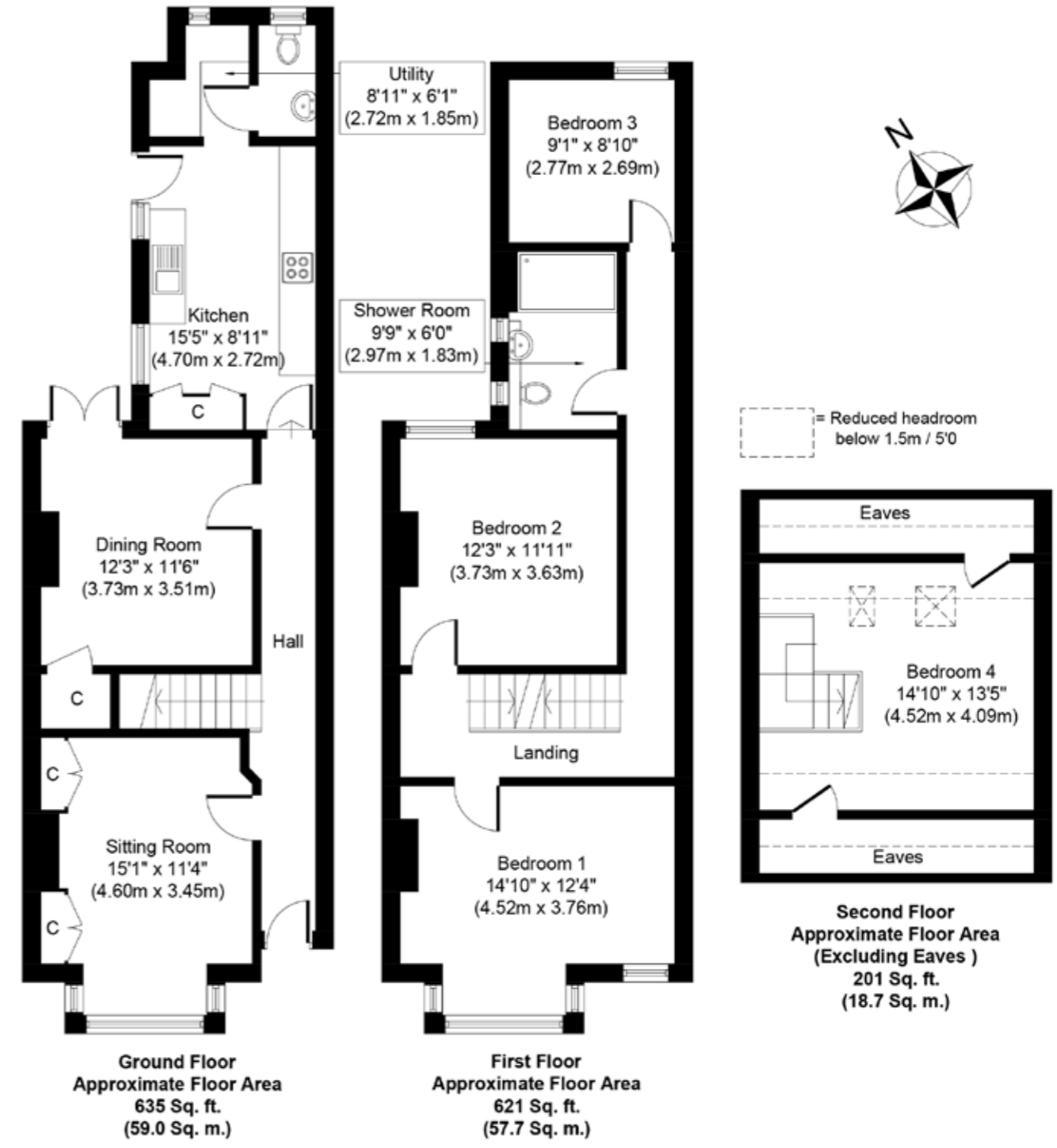
Ascending the staircase to the first floor, you will discover the principal bedroom, bathed in natural light streaming through the bay window. The room exudes an air of tranquillity and offers a peaceful retreat within your own home. Two more characterful bedrooms await, each with its own distinct charm. Completing the first floor is a superb, well-fitted modern family shower room.

Continuing up the staircase, you reach the top floor, where a thoughtfully converted attic space awaits, transformed into a delightful fourth bedroom. This additional space provides flexibility for various needs, whether it be a guest room, a home office, or a cosy hideaway.

Outside, the paved courtyard garden presents a beautifully designed and low-maintenance oasis. The perfect spot to unwind and enjoy the outdoors, it features a lovely terrace which easily accommodates a table, allowing you to dine al fresco. Adding to the charm is a mature wisteria, your picturesque backdrop to any outdoor gatherings.

Situated just a stone's throw away from the city centre, you can easily access the vibrant amenities, cultural attractions, and bustling city life, whilst enjoying the privacy of this peaceful no-through road. With its impressive period features, elegant interiors, and well-appointed rooms, 22 Kingsley Road provides a city sanctuary and a space to create lasting memories.





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.



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 the Vendor



“Living here is great for people who want the convenience and excitement of the city, but being able to easily access coast and countryside.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8205-7524-3400-5547-0922

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: ///covers.jumpy.host

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