



THE STORY OF

# 54 Mansel Drive

*Norwich, Norfolk*

**SOWERBYS**

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THE STORY OF

# 54 Mansel Drive

Norwich, Norfolk,  
NR6 7NB



Superb Remodelled Home

Popular Location

Incredible Open-Plan Design

Well-Fitted Modern Kitchen

Sitting Room and Dining Room

Cosy Snug

Four/Five Bedrooms, En-Suite and Family Bathroom

Integral Garage

Plenty of Off Road Parking

Wonderful Landscaped Garden



**SOWERBYS NORWICH OFFICE**  
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“It’s a sociable home, which is modern, warm, and bright.”

This fine home is located within a popular location where you will enjoy easy access to the city, and countryside to the north.

As you enter this home, you are greeted by the feeling of a home which has been loved. A considerable amount of thought has gone into the remodelling and extending of 54 Mansel Drive to create something special.

For cosy nights in, the dual aspect snug is perfect, with an open fire making it a lovely room to escape and relax.

For the wow factor, the open-plan beyond brings something different to the table. The sitting room flows perfectly into the dining room, where there is a roof lantern flooding the room with natural light and is perfect for stargazing at night. In turn, the well-fitted, modern kitchen makes it perfect for socialising whilst cooking. All of which have great views and access to the landscaped garden.

In addition there is a well-appointed shower and cloakroom, as well as an integral garage - with off road parking in abundance to the front.





The first floor provides access to the four good-sized bedrooms, one of which benefits from a modern well-fitted en-suite. There's also a separate family bathroom and a dressing room, or fifth bedroom if needed.

“The property has been in our family for over 40 years. We bought it off of our parents and then re-modelled and extended.”



When it comes to entertaining, the garden is a show-stopper. So much thought went into the landscaping of this beautiful outside space.

The raised terrace make its an ideal place for alfresco dining and relaxing whilst admiring the garden beyond.

A sweeping lawn draws you down to the lower entertaining level, where our sellers have created a superb covered seating area, perfect for late evening gatherings with friends.

The attention to details does not stop there. As the evening draws in, the garden comes to life with ambient lighting creating an atmospheric feel.



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.

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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. It's 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



54 Mansel Drive

“We’re in a great location for the city, walks and views. We’ve loved the social space we’ve created here.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 7403-3932-5209-4437-7204

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: ///deal.exit.pint

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# SOWERBYS



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