



THE STORY OF

Gurney House

Norwich, Norfolk

SOWERBYS



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Gurney House

38 St Giles Street, Norwich, Norfolk
NR2 1LL



- City Centre Living
- Elegance and Opulence
- Atmospheric Drawing Room
- Modern Bespoke Kitchen
- Abundance of Period Detailing
- Stunning En-Suite Principal Bedroom
- Two Further En-Suite Bedrooms
- South Facing Garden



SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



“A private, secluded location yet within a short walk of the market place and city centre.”

Tucked away from the bustling lanes, Gurney House has many boutique artisan shops on its doorstep. Having been beautifully updated, you cannot miss the feeling of a boutique hotel from the moment you enter through the original Georgian front door. This substantial partially glazed entrance door draws you into the spacious pamment tiled hall with a designer stair runner. The elegant and atmospheric drawing room presents style meets opulence.

Heritage colours, oak flooring and classic cornicing create a fine entertaining room or simply a calming space just to relax. Contrast comes in the form of a splendid eye catching kitchen breakfast room: clean lines, plenty of storage and work space, perfect for the aspiring chef. Guests and family can enjoy the bespoke fitted seating area where conversations can be had over the table. You are drawn through the oversized external door to the split level garden: a true sun trap being south facing and a perfect place to relax.





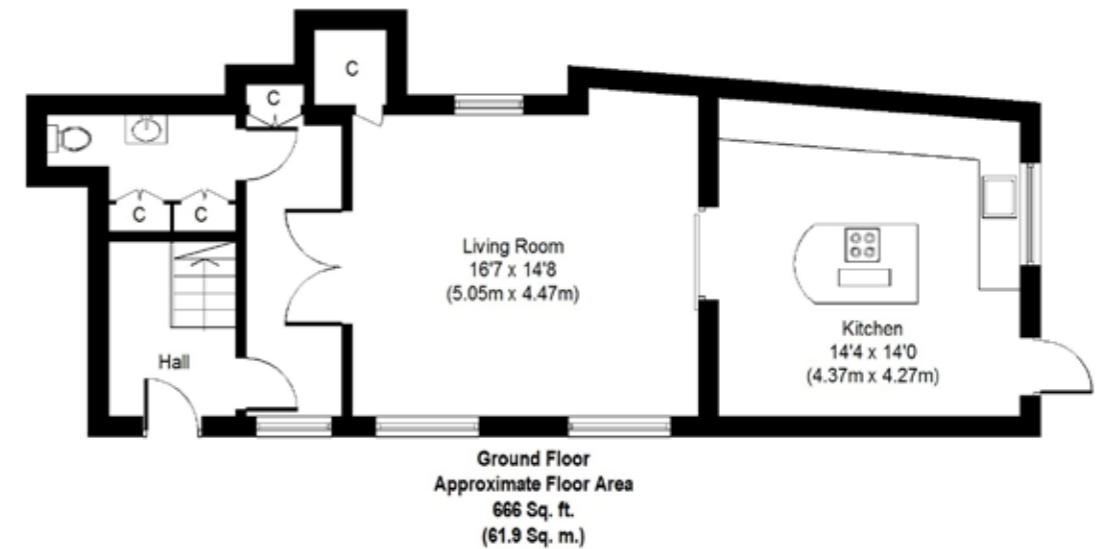
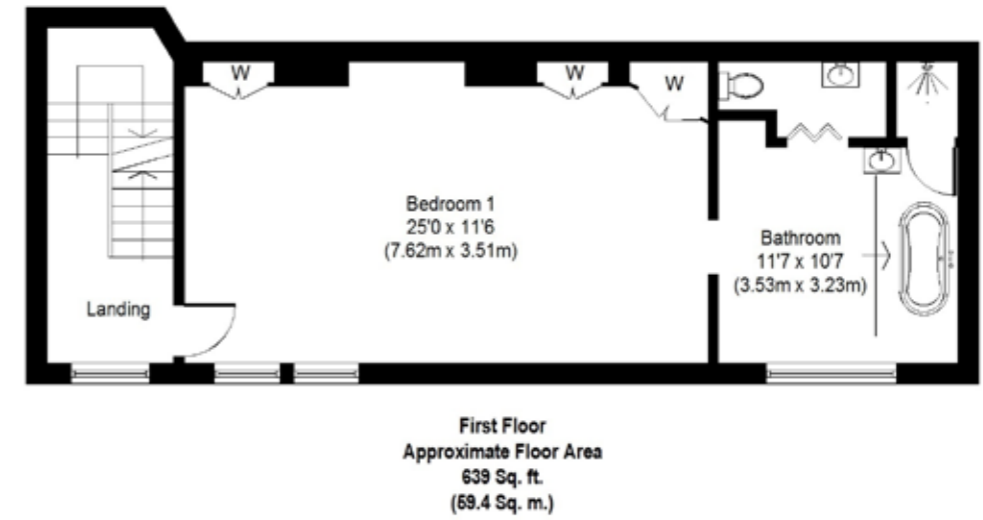
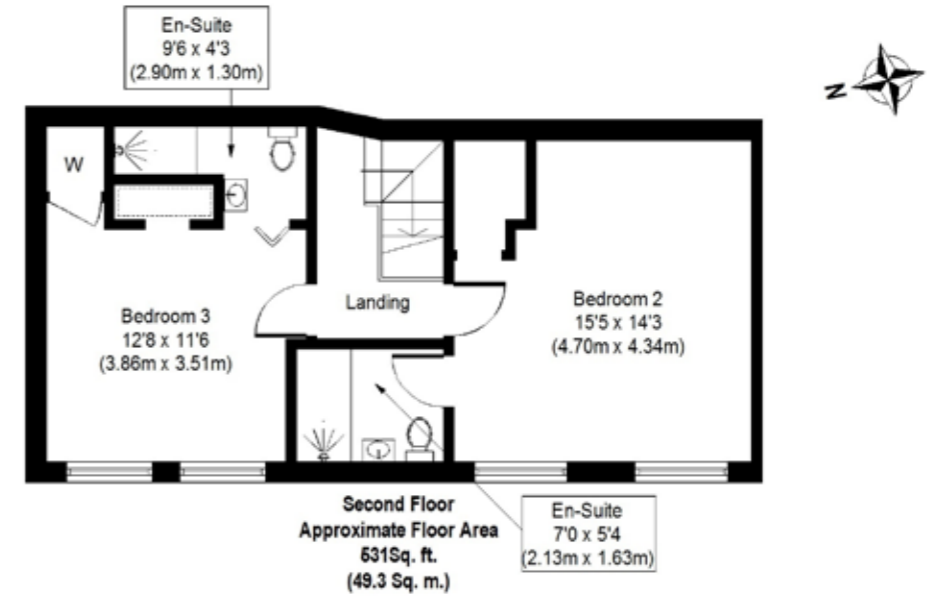
The elegance and opulence continues on the first floor with the most striking principal bedroom. Stunning cornicing and ceiling rose, original oak parquet flooring and a beautiful fireplace set the scene. An incredible stained glass door takes you through into the bespoke bathroom suite. Central stage sits the Witt & Berg brushed nickel bateau bath. It can't get any more opulent than this. There is a separate and luxuriously appointed cloakroom and large, fully tiled walk-in shower within the bathroom area. Occupying the second floor are two further generous double bedrooms, each with en-suite shower room.

“...elegant rooms, period detailing, a high level of finish, and an incredible principal en-suite bedroom.”





“...south facing and a perfect place to relax.”



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 north 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 are 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



Norwich's independent shops and restaurants

“St Giles, Upper St Giles and Benedict’s Street have a wonderful village feel with many independent shops and restaurants.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II Listed.

TENURE

The property is freehold.

SOWERBYS



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