



THE STORY OF

3 Anchor Quay

Norwich, Norfolk

SOWERBYS



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3 Anchor Quay

Norwich, Norfolk
NR3 3PR

No Onward Chain

Characterful City Residence

Over 2,000 Sq. Ft. of Charming Accommodation

Five Bedrooms and Two Bathrooms

Private Courtyard Garden

Prime Central City Location

Grade II Listed Victorian Home

Glorious Views of the River

Allocated Off-Road Parking

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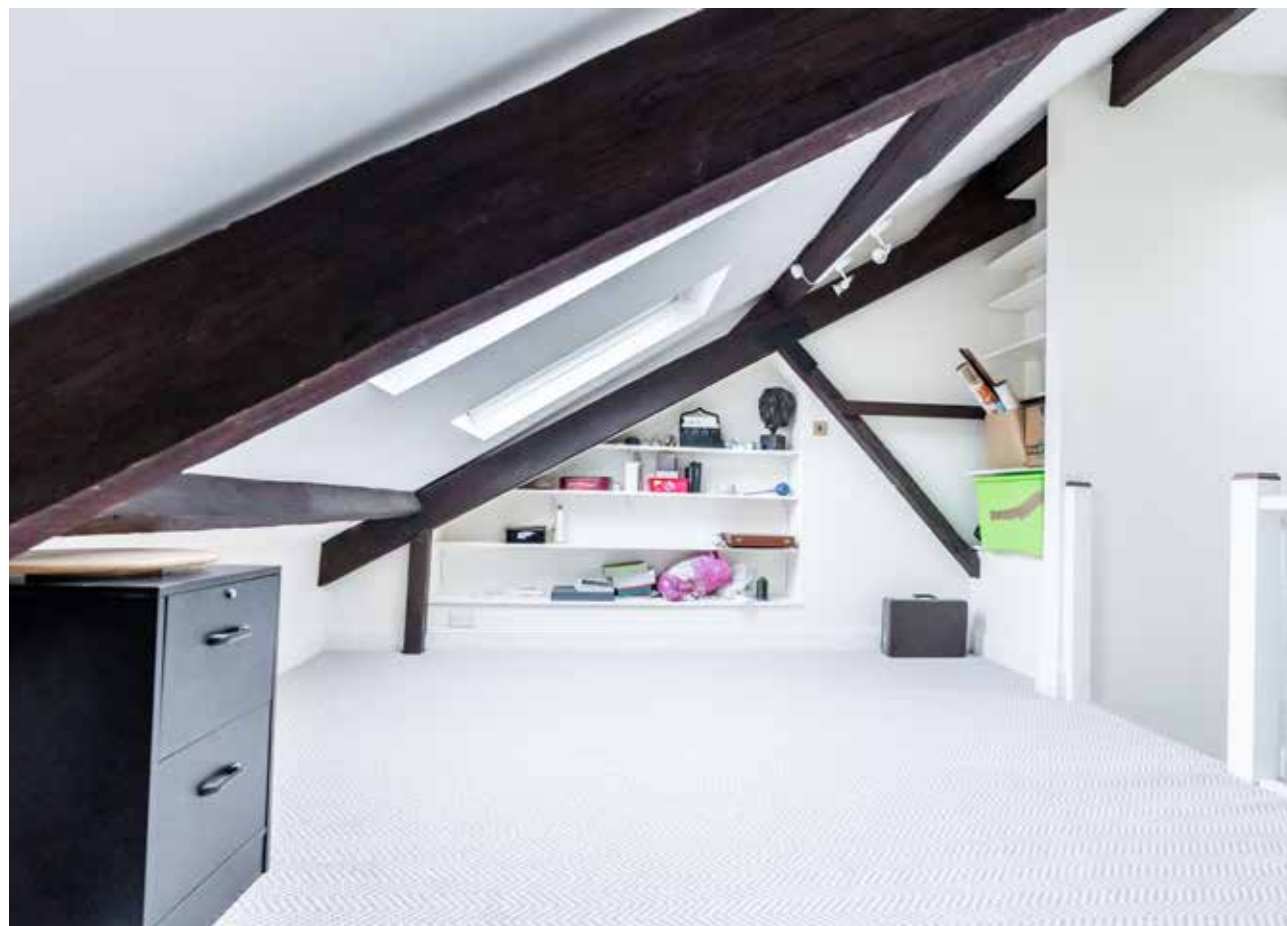


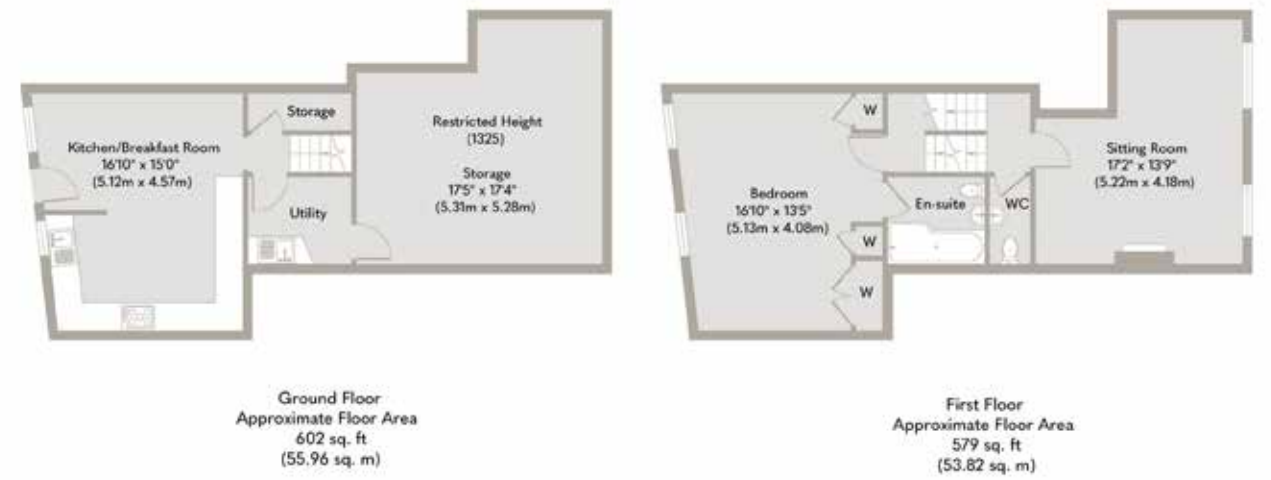
Nestled within a former Victorian Brewery yard, this immaculate Grade II listed town house boasts five bedrooms, panoramic views of the River Wensum, and its own private courtyard. This property elegantly fuses the timeless appeal of its historic origins with the best of modern living.

Made up of three stories this property is split into six spacious levels. The first space offers a sophisticated kitchen/dining room as well as ample storage space. Leading on from that you are greeted with two original arched windows that flood the living room with natural light and provide views onto the river. Moving on, the principal bedroom boasts tall ceiling, a modern four-piece en-suite, and built in floor to ceiling wardrobes. The next floor takes you to two double bedrooms, with generous river views, built in wardrobes as well as a stylish bathroom with a large shower cubical.

The top floor presents three light-filled spaces that would be ideal for a guest bedroom, study or quiet snug to switch off and relax. This upper space is filled with original beams and quirks that are a gentle reminder to its past.

With the added benefit of allocated parking and a vibrant courtyard brimming with greenery, this distinguished residence presents a rare opportunity for those seeking a harmonious blend of urban convenience and historical charm. Despite being minutes away from Norwich's main restaurant and cafe street of St. Benedict's, Norwich Market, and theatres, it offers a surprisingly quiet and peaceful atmosphere.





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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Norwich

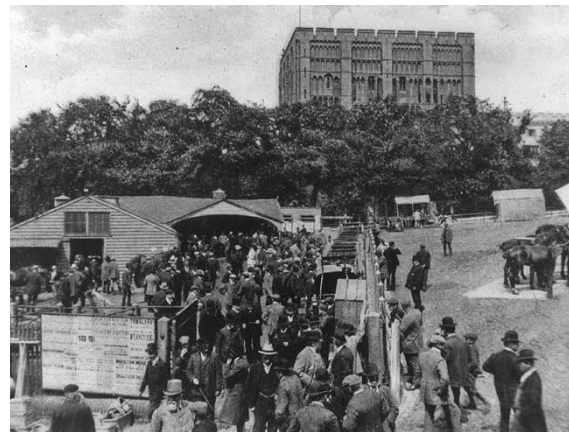
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“This immaculate town house boasts five bedrooms, panoramic views of the River Wensum, and its own private courtyard.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///hardly.trail.being

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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