



THE STORY OF

1 Church Road

Postwick, Norfolk

SOWERBYS



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Postwick, Norfolk
NR13 5HN

Three Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Four Bedrooms and Three En-Suites in the Main House

Self-Contained Three Bedroom Annexe

Separate Sitting Room and En-Suite Ground Floor Bedroom

Well-Landscaped Gardens

Private Annexe Garden

Parking and Garaging Consent

Versatile Accommodation

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This stunning home offers wonderfully flexible living space across two floors. Currently, it features a well-appointed three-bedroom self-contained annexe and a separate one en-suite bedroom annexe with its own sitting room. If desired, these could easily be reintegrated into the main house.

The spacious entrance hall leads into a generously sized sitting room, with two sets of double doors opening onto the rear garden - perfect for indoor-outdoor living. There's also a separate dining room, a study, a ground-floor bathroom, and a bright and airy kitchen-breakfast room. The kitchen provides ample storage and workspace, making it ideal for those who love to cook, and seamlessly flows into a garden room bathed in natural light, offering lovely views over the garden.

From the kitchen, an interconnecting door leads to the impressive three-bedroom self-contained annexe. This includes a well-fitted kitchen with its own private entrance, a shower room, a bedroom, and a spacious sitting room with double doors opening onto its own private garden. Upstairs, you'll find two bedrooms, a dressing room, and a shower room.

In the main house, the standout principal bedroom boasts a striking vaulted ceiling, a charming balcony overlooking the garden, a walk-through dressing room, and a stylish en suite with both a bath and a separate shower. There are also three further bedrooms, two of which benefit from en suite shower rooms.

On the ground floor, a previously boarded-over doorway currently separates an en suite bedroom and sitting room with a kitchenette, providing privacy. However, reinstating this door would seamlessly reconnect the space with the main house.





The front of the property features a gravelled driveway with ample parking, and planning permission has been granted for a detached double garage. The beautifully landscaped rear garden enjoys a desirable south-facing aspect, with mature planting, a lawn, and a sociable decked area featuring a double-covered seating space and a central garden room—perfect for entertaining and relaxing.

The annexe also benefits from its own private, well-landscaped garden, complete with a terrace, lawn, and mature planting. A ramp to the side provides easy access to the front of the property.





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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Postwick

A QUIET COUNTRYSIDE HAVEN, JUST
MOMENTS FROM NORWICH

A charming village, Postwick is located near Norwich and nestled amidst beautiful countryside and scenic landscapes.

The village offers a tranquil retreat for those seeking to immerse themselves in nature while being close to the vibrant city life of Norwich.

All Saints church offers an historic and visually stunning building, with remarkable architecture, intricate glass windows, and serene atmosphere.

Take a leisurely stroll through Postwick Grove, a picturesque woodland area offering scenic walking paths. Explore the trails, breathe in the fresh air, and enjoy the beauty of nature. The Grove is particularly enchanting during spring when wildflowers bloom and create a vibrant tapestry of colours.

Located along the banks of the River Yare, Postwick Wharf is a delightful spot for relaxation and nature appreciation. Take a picnic and enjoy riverside views, go for a walk along the riverbank, or simply sit and watch boats pass by. It's an idyllic spot to unwind and soak in the tranquility of the countryside.

Postwick's proximity to Norwich offers an opportunity to explore the vibrant city and its attractions. Norwich boasts a rich history, including a magnificent cathedral, medieval streets, and a well-preserved castle. Visit museums, art galleries, boutique shops, and cafes, or attend a show at one of the city's theatres. Norwich provides an exciting blend of modern amenities and historical charm. 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.

With its enchanting beauty, and close proximity to Norwich, along with the Norfolk Broads, Postwick offers a delightful destination for a life in the country...



Note from the Vendor



“The beautiful, south-facing garden features mature planting, a lawn, and a sociable decked area with a covered seating space and a garden room.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to the ground and first floors.

COUNCIL TAX

Main house: Band D
Annexe: Band A

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///sparkle.headings.loosens

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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