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THE STORY OF

# 35 Phillipa Flowerday Plain

*Norwich, Norfolk*

SOWERBYS





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# 35 Phillipa Flowerday Plain

Norwich, Norfolk  
NR2 2TA

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Handsome Four Storey Townhouse

Exclusive and Sought After Location

Four/Five Bedrooms

Highly Versatile Layout

Well Presented Throughout

Low Maintenance City Residence

Private Garden and Two Garages

Walking Distance to City Centre

Vendor has Found

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**SOWERBYS NORWICH OFFICE**

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Set amongst an exclusive and sought after complex situated just off Newmarket Road, this handsome townhouse boasts a wealth of well-presented interiors arranged across four floors of highly versatile and low maintenance accommodation. An easy walk from the city centre combined with a private garden and two garages make this an ideally located home with all the practicalities to accompany a fulfilling lifestyle in our thriving city.

The ground floor houses the modern kitchen/ breakfast room whilst a dining room across the hall is the first of many flexible receptions. A well equipped utility takes care of the practicalities and provides a handy entrance from the rear garden and garages.

Rising to the first floor, the large sitting room is flooded with natural light and a Juliette balcony invites a cooling breeze on a summer's day and offers views across the communal green space. Across the landing, the first of the spacious bedrooms is complemented by a flexible study/ further bedroom for yet more versatility.

The second floor houses the first of the impressive en-suite bedrooms with built in storage alongside a well appointed en-suite shower room as well as a further guest bedroom, well served by the adjacent family bathroom. Rising to the top floor, this elegant space is dedicated to another en-suite double bedroom this time with a splendid balcony with space for a small patio set – a wonderful spot to start the day!

Outside, an enclosed garden is landscaped to be an attractive yet low maintenance space with a patio to catch the sunlight and no less than two garages are an excellent benefit for guaranteed parking and handy external storage.





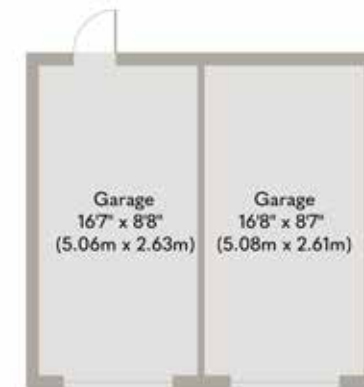




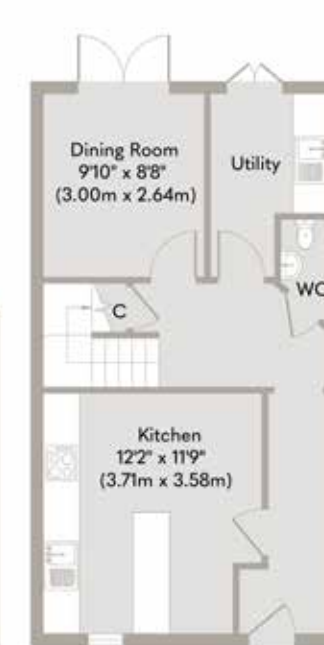
Second Floor  
Approximate Floor Area  
446 sq. ft  
(41.43 sq. m)



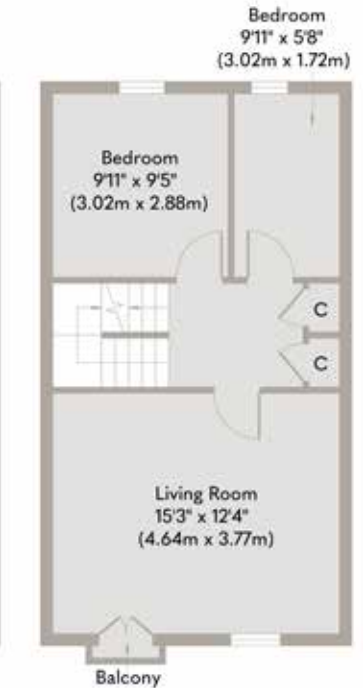
Third Floor  
Approximate Floor Area  
326 sq. ft  
(30.33 sq. m)



Garage  
Approximate Floor Area  
292 sq. ft  
(27.12 sq. m)



Ground Floor  
Approximate Floor Area  
446 sq. ft  
(41.43 sq. m)



First Floor  
Approximate Floor Area  
446 sq. ft  
(41.43 sq. m)

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

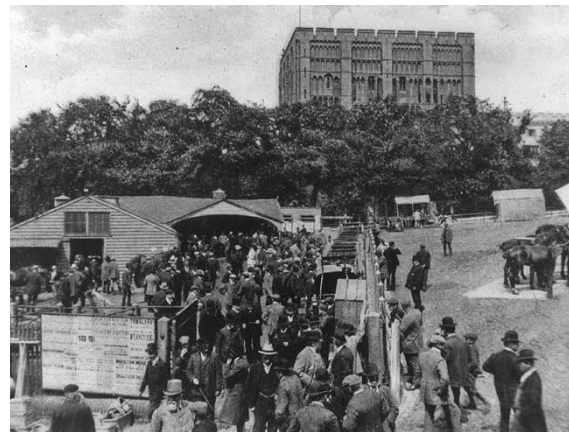
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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



“...ideally located  
to accompany a  
fulfilling lifestyle  
in our thriving  
city.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 4100-5980-3002-1400-0692

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: ///noble.toast.crash

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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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