



THE STORY OF  
412 Unthank Road

*Norwich, Norfolk*

SOWERBYS





THE STORY OF

# 412 Unthank Road

Norwich, Norfolk  
NR4 7QH

---

Imposing Period Home

Five Well-Appointed Reception Rooms

Spacious Kitchen Breakfast Room

Cloakroom and Cellar

Six Generous Bedrooms

Two En-Suites, Two Family Bathrooms  
and Ground Floor WC

Detached Double Garage

Ample Parking

Superb Garden and Terrace

---

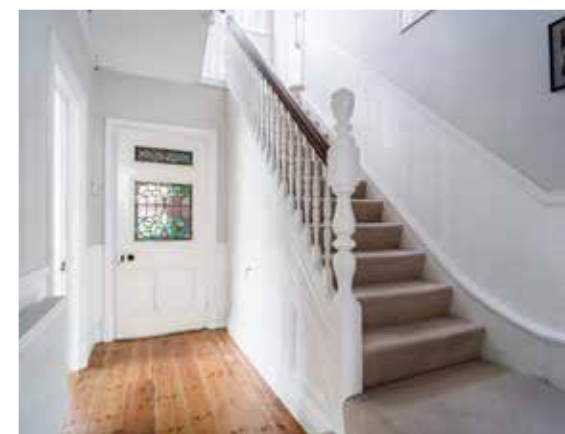
**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







This truly impressive and substantial home is located on one of the most prestigious roads within Norwich. The property is set within its establish plot of approximately 0.5 Acres.

Inside, the reception hall is a welcoming space and sets the scene with the ambiance and character this home offers. The stunning fireplace and ornate ceiling detailing is a fine example of this period. Not to mention the ornate and detailed leaded windows.

The living room is spacious and flooded with plenty of natural light. A further ornate fireplace and double doors within the bay to the rear leads you to the rear garden and the generous kitchen breakfast room boasts direct access into the conservatory and garden. Just off the kitchen is a separate utility room for extra practicality, as well as a study or playroom and separate cloakroom. The remaining reception room is a fine sitting room, featuring leaded windows to the front and a central fireplace. In addition, there is a cellar, perfect for the wine enthusiast.

Leading upstairs, you will find six generously-sized bedrooms. Four bedrooms on the first floor, two of which boast en-suites, as well as a separate family bathroom. The second floor boast the further two bedrooms, one of which is used as a family cinema room and benefits from a fitted shower room and the other has been ideal as a home office.

To the front of the property, a gravelled driveway leads to the large detached double garage, offering plenty of parking. Established planting and boundary hedging eludes a private and peaceful environment. To the rear, the superb sized garden of a southerly aspect is mainly laid to lawn with again mature boundary hedging, a raised terrace, and to the far reached, a former kitchen garden.

This substantial home has had extensive secondary glazing fitted throughout and a zonal heating system, which is very rare for a property of this period. With so much to offer and set on the most amazing plot size, this a rare find!





There is an abundance  
of period features and  
character throughout.







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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# Norwich

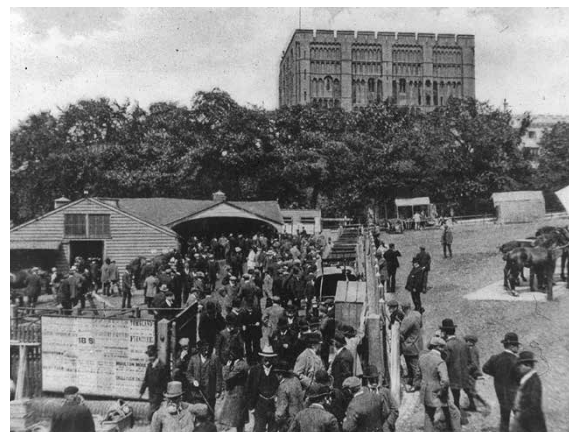
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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 the Vendor



“With so much on the doorstep and a wonderful community, it is a lovely place to call home.”



### SERVICES CONNECTED

Mains water, electricity and drainage.  
Gas-fired central heating and zonal heating throughout.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 9619-3041-1208-2894-1200

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: ///weedy.match.mutual

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

