



THE STORY OF

Pinewood

Norwich, Norfolk

SOWERBYS



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Pinewood

Norwich, Norfolk
NR6 5LX

Impressive Five Bedroom Detached Home

Beautifully Landscaped Plot
of 0.42 Acres (STMS)

Immaculately Presented Throughout

Lovingly Restored by Current Owners

Exclusive and Sought After Location

Highly Versatile Accommodation

Peaceful and Picturesque Setting
Just Minutes from City Centre

Large Driveway and Garage

Easy Reach of Train Station and Airport

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Believed to be one of the original properties built in Pinewood Close as a luxury holiday retreat for golfing holidays at the prestigious Royal Norwich, once located beyond the rear garden, this exceptional home boasts all the grandeur of a luxurious period design. It has been lovingly renovated by the current owners to create a modern, functional space that meets the ever-changing demands of busy family life.

The large in-and-out driveway flanks a lawned peninsula, creating a wonderful arrival home each day. Beyond the front door, a welcoming hallway greets you with streams of natural light and the original marble floor – an entrance that truly sets the tone for the rest of the property: light, elegant, and inviting.

Open-plan spaces are perfectly balanced with separate, well-defined receptions. The sociable kitchen/breakfast room features a solid oak breakfast bar next to the window, offering wonderful garden views to start the day, while the further dining/seating area interacts seamlessly with the kitchen, making it a functional and sociable family hub. Large double doors lead to the patio, and a wood-burning stove ensures this is a space to be enjoyed year-round. The elegant formal sitting room provides essential balance to the accommodation.

Alongside a beautifully appointed guest WC, the handy utility room and internal link to the garage complete the ground floor.

The first floor is home to no less than five generous and brilliantly versatile bedrooms. The impressive principal bedroom enjoys high ceilings and far-reaching views of the rear garden, while the four additional bedrooms provide excellent flexibility, all boasting the same high ceilings and wealth of natural light. A central family shower room is complemented by an additional WC.





Amongst the finest features of this home is the plot in which it sits. The driveway is as practical as it is visually impressive, comfortably providing off-road parking for numerous cars alongside the integral garage. The south facing rear garden is a sprawling oasis of calm, with a sun terrace giving way to manicured lawns interspersed with mature shrubs and handsome trees. Toward the bottom of the garden, a handsome set of steps, created from material salvaged from the garden (believed to be from the Old Hellesdon Hall), leads to a lower section—a fabulous and unique installation.

This home seamlessly combines elegance, history, and functionality, offering a luxurious retreat for modern family living.





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

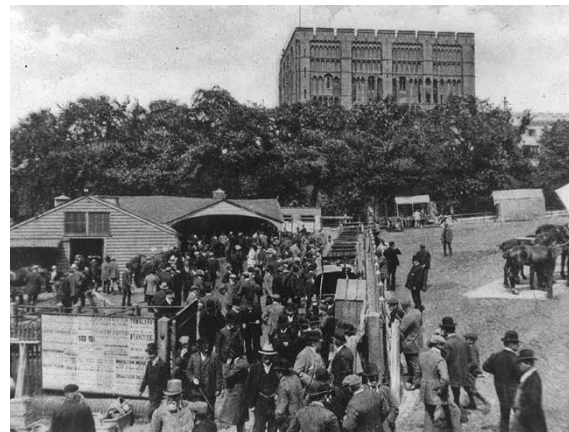
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 the Vendor



“It’s like living in the countryside, but at the same time, only being minutes from the centre of Norwich.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0568-6069-7208-7310-3240

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: ///unit.layers.toast.

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*



St Martins
more than a home
for the homeless



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Norfolk and
Waveney



Cancer
Charity
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East Anglian
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The Property
Ombudsman

