



THE STORY OF

The Bays

Upton, Norfolk

SOWERBYS



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The Bays

23 The Green, Upton, Norwich, Norfolk
NR13 6BA

Beautifully Reconfigured Home Offering Light-Filled, Sociable Living Across Three Spacious Floors

Impressive Open-Plan Kitchen/Dining Room with Central Island, Leading to the Garden

Cosy Sitting Room with Wood-Burning Stove

Flexible Ground-Floor Snug or Fifth Bedroom, Complete with En-Suite Shower Room

Four Generous First-Floor Bedrooms, Three with En-Suite Facilities

Top Floor Retreat Offering a Versatile Suite of Rooms – Bedroom, Office and Snug

Thoughtful Upgrades Throughout Including New Central Heating Boiler, Oil Tank, Radiators and Flooring

Detached Double Garage and a Separate Office/Gym with Cloakroom

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Perfectly positioned in one of the area's most sought-after locations, this beautifully updated and reimagined home offers an exceptional balance of space, comfort, and flexibility – ideal for modern family living.

Flooded with natural light and thoughtfully configured for sociable living, the heart of the home is an impressive kitchen and dining room. Designed with both daily life and entertaining in mind, it features a generous central island, extensive work surfaces, and ample storage. Twin sets of French doors open directly onto the terrace and garden beyond – perfect for summer gatherings.

From the kitchen, the space flows naturally into a warm and welcoming sitting room, centred around a wood-burning stove. There's also a versatile snug or ground-floor bedroom with en suite shower, along with a practical utility room and rear access.

The first floor offers four generous bedrooms, three of which enjoy en suite facilities, alongside a stylish family bathroom. A second staircase leads to the top floor, offering a flexible arrangement of rooms including an additional bedroom, office, and snug – ideal for teenagers, guests, or working from home.

Recent improvements include a new central heating boiler, oil tank, radiators, flooring, and new fixtures and fittings to the en-suites.

Externally, the home continues to impress with a gravelled driveway, double garage, and an adjoining gym or office with cloakroom. The south-facing garden stretches to approximately 140 feet, featuring a generous terrace, sweeping lawn, and panoramic views across open countryside – a perfect backdrop for peaceful living or entertaining on a grand scale.









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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Upton

WHERE RIVER, SKY AND VILLAGE LIFE
FLOW IN HARMONY

Set along the banks of the River Bure, in the heart of the Norfolk Broads, Upton is a tranquil village with timeless appeal. Its name, meaning ‘higher farm or settlement’, reflects its gentle rise above the surrounding marshes – peaceful and picturesque, yet rich with natural beauty.

Just a short stroll from Upton Marshes, the village is a haven for walkers, birdwatchers, and anyone seeking the calming rhythm of the Norfolk countryside. Take in the county’s famously big skies on a circular walk around Upton Staithe, where sailing boats drift by and the landscape rolls out in every direction.

At the heart of the village lies The White Horse Inn – a true local gem offering a warm welcome, hearty food, and a fine selection of ales and wines. Each summer, the pub hosts a much-loved three-day beer festival, bringing the community together in celebration. Adjacent to the pub, a village store provides everyday essentials, while the nearby town of Acle—just five minutes by car—offers a wider range of amenities.

Around 13 miles away lies the historic city of Norwich, the UK’s most complete medieval city. Its cobbled streets, such as Elm Hill, are steeped in character and lined with independent shops, cafés, and galleries. Norwich Cathedral and the University of East Anglia’s Sainsbury Centre further enrich this cultural hub.

Well-connected, yet utterly serene, Upton offers the perfect balance of rural charm and access to city life—an idyllic setting to slow down, explore, and truly belong.



Note from Sowerbys



“This home offers an exceptional balance of space, comfort, and flexibility.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9988-9022-7212-6990-2214

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: ///themes.bugs.customers

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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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