



THE STORY OF

# 19b Colegate

*Norwich, Norfolk*

SOWERBYS





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# 19b Colegate

Norwich, Norfolk  
NR3 1BN

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Superb Two Bedroom Townhouse

Wealth of Period Features

Impeccably Presented Throughout

Flooded with Natural Light

Stunning Kitchen/Dining Room

Elegant Sitting Room with Opulent High Ceilings

Highly Desirable Location

Short Stroll from City Centre,  
Restaurants and Theatre

Off Road Parking/Courtyard Garden

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**SOWERBYS NORWICH OFFICE**

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Tucked amongst one of the finest residential areas of the city, this extraordinary townhouse has been lovingly restored under the current ownership and now boasts a wealth of immaculate accommodation adorned with fine character features. Enjoying a subtle yet central location, this exceptional home is just a short stroll from some of the city's finest restaurants and cafés, offering a timeless gateway to the very best of our vibrant and thriving city life.

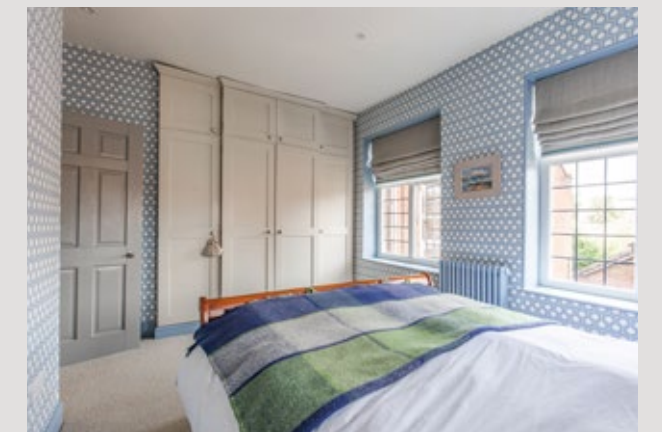
Upon entering, the elegant entrance hall includes a large shelved cupboard with hanging space for coats, a cloakroom with WC, a concealed washing machine and additional storage cupboards. The heart of the home is the striking kitchen and dining room, where natural light pours through three sash windows onto a superb shaker style kitchen with fine cabinetry. Sociable yet serene, it offers the perfect setting for entertaining or enjoying a peaceful start to the day.

Rising to the first floor, the sitting room feels straight out of a Georgian manor house; ornate cornicing and high ceilings watch over the parquet flooring with yet more natural light via the large sash windows.

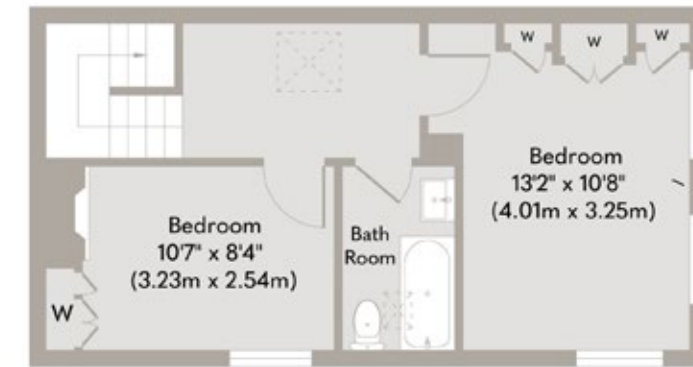
The second floor is home to two bedrooms, including the luxurious principal suite, which features elegant bespoke cabinetry offering a wealth of storage. The second bedroom is a comfortable double and serves as a versatile space, ideal as a guest room, home office or additional living area if not needed as a permanent bedroom. Both rooms are well served by the lavishly appointed family bathroom, where stylish herringbone tiles provide a striking backdrop to the high end three piece suite.

Outside, the prime central location is complemented by the rare asset of private off road parking in the brickweave courtyard whilst well stocked flower beds soften the area for a pleasant outside space to enjoy, away from the hustle and bustle of the thriving city on your doorstep.





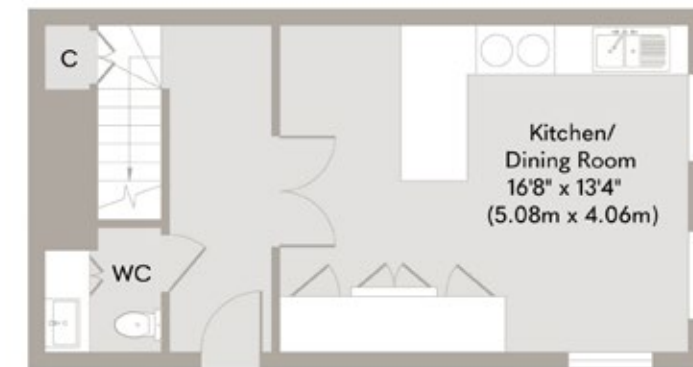




Second Floor  
Approximate Floor Area  
350 sq. ft  
(32.51 sq. m)



First Floor  
Approximate Floor Area  
330 sq. ft  
(30.65 sq. m)



Ground Floor  
Approximate Floor Area  
350 sq. ft  
(32.51 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

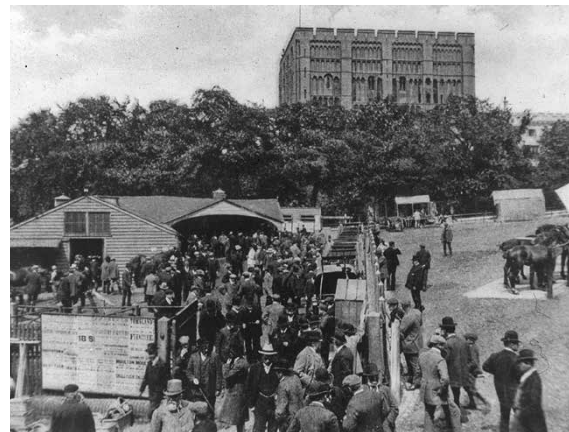
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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



Kitchen/Dining Room

“...a wonderful space to entertain but also a peaceful and elegant start to every day.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0735-1125-7500-0837-0292

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: ///fuel.square.food

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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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