



THE STORY OF

8 Claremont Road

Norwich, Norfolk

SOWERBYS



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8 Claremont Road

Norwich, Norfolk
NR4 6SH

Most Desirable Location

Abundance of Period Detailing

Bay Fronted Sitting Room

Dining Room

Reception Hallway

Well-Fitted Modern Kitchen/Breakfast Room

Utility Room and Shower Room

Five First Floor Bedrooms

Modern Family Bathroom

Off Road Parking and Garage

Established Garden

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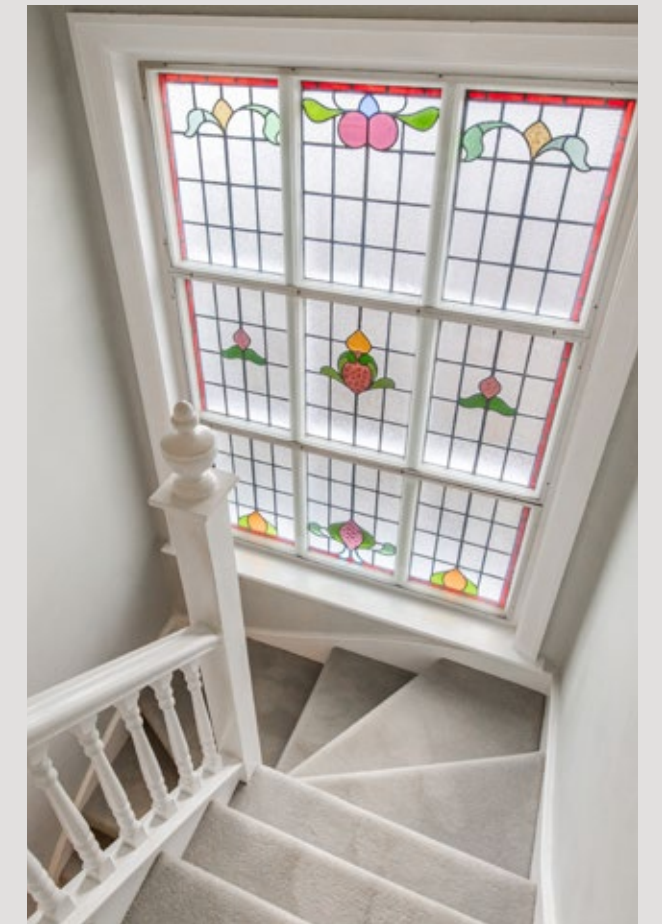


This truly exceptional period home sits proudly on one of Norwich's most sought-after tree-lined avenues - a place where timeless character meets effortless modern living. From the moment you step inside, the spacious reception hall welcomes you with a sense of grandeur and warmth, giving a taste of the home's period elegance. Throughout, you'll find exquisite details - stained glass windows, ornate cornicing, picture and plate rails, and beautiful fireplaces - all adding to its undeniable charm.

The front sitting room is bathed in natural light from a large bay window, creating a calm and inviting space to unwind by the fire on cooler evenings. To the rear, the formal dining room is designed for entertaining, with its open fireplace and double doors leading directly to the garden - perfect for long summer dinners that drift outdoors.

The kitchen is both stylish and practical, offering generous storage, ample workspace, and room for casual breakfasts at the table. French doors open straight out onto the garden terrace, blending indoor and outdoor living with ease. A separate utility room and a modern cloakroom with shower provide everyday convenience.

Upstairs, five generously proportioned bedrooms offer flexible family living. The principal bedroom is a standout, with another impressive bay window that fills the room with light. A well-appointed family bathroom completes the first floor.





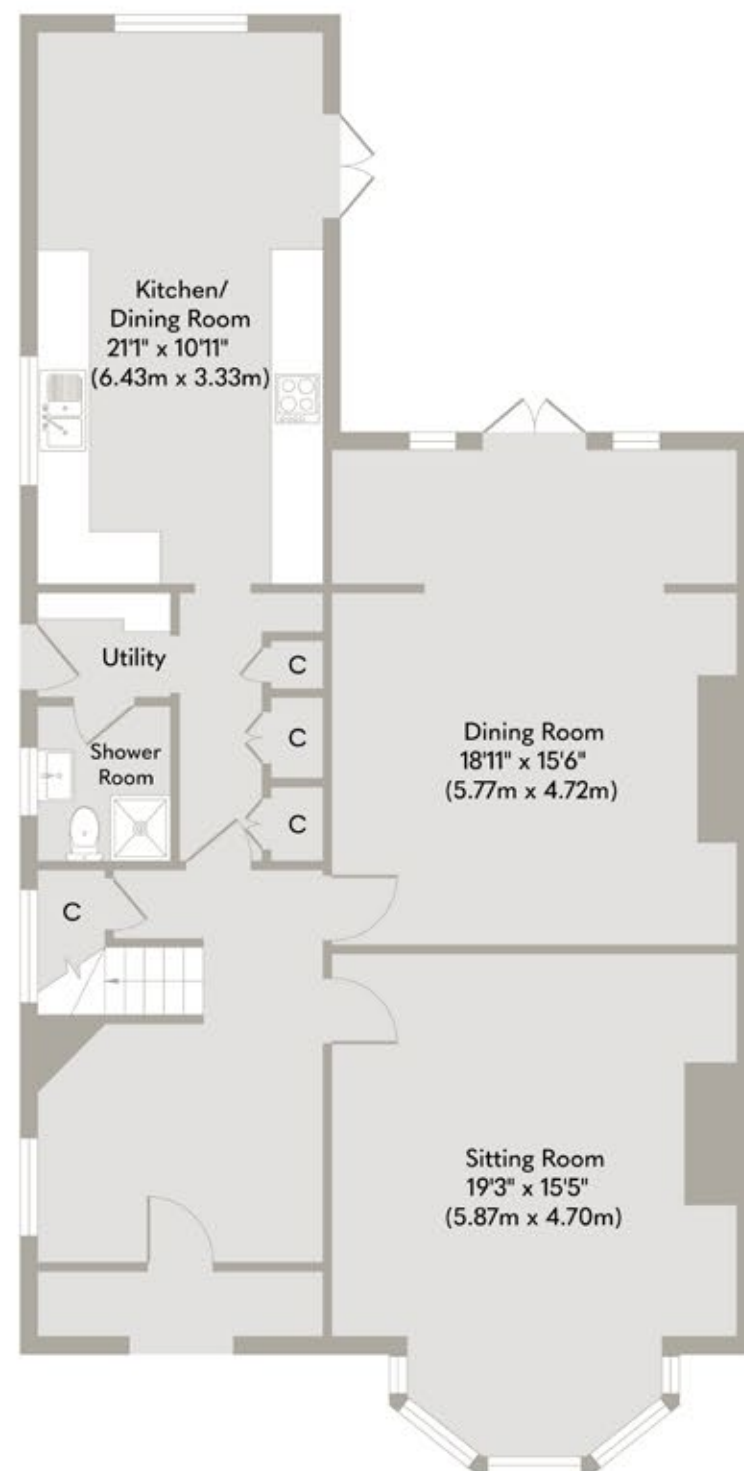


Outside, the home continues to impress. The front garden, framed by a low wall and mature hedging, offers both privacy and curb appeal, along with off-street parking. A gravel driveway to the side leads to additional parking and a garage. The rear garden is a peaceful haven - mainly laid to lawn and surrounded by mature planting - with a wrap-around paved terrace that's perfect for al fresco dining, morning coffee, or simply soaking up the afternoon sun.

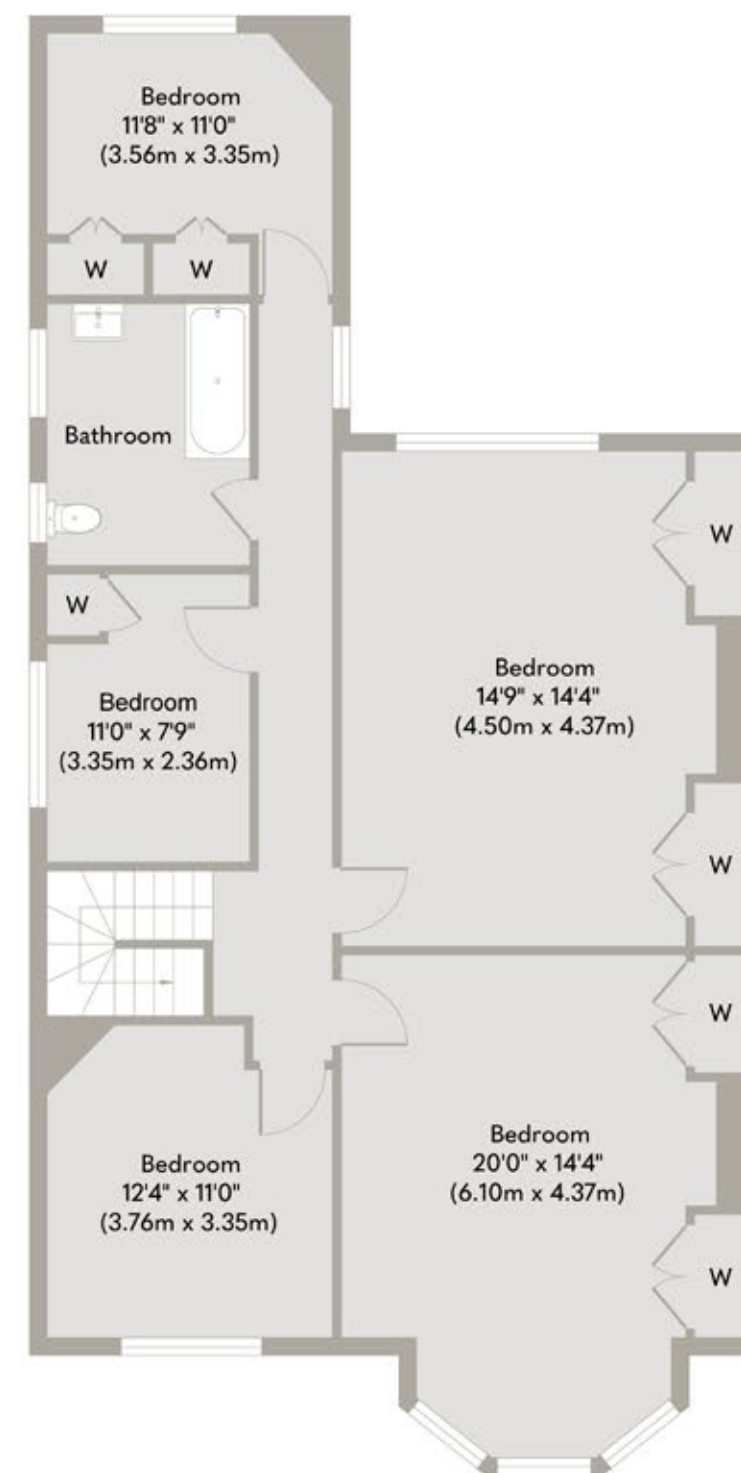




Garage



Ground Floor
Approximate Floor Area
1118 sq. ft
(103.90 sq. m)



First Floor
Approximate Floor Area
1118 sq. ft
(103.90 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

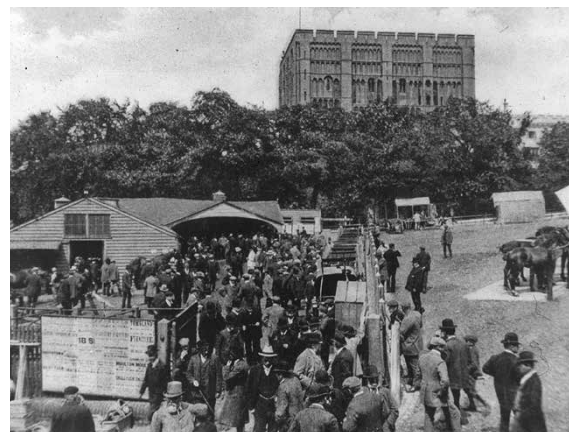
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



“...exquisite details all add to the home’s undeniable charm.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9310-2537-2590-2205-8621

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: ///crash.scenes.next

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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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