



S

THE STORY OF

32 Park Lane

Norwich, Norfolk

SOWERBYS



THE STORY OF

32 Park Lane

Norwich, Norfolk
NR2 3EE

Superb Period City Residence

Four Bedrooms

Inspired Extension and Renovation
Under Current Ownership

Formal Bay Fronted Receptions

Breathtaking Rear Extension Housing
Kitchen and Lifestyle/Family Room

Set on One of the Finest Roads in the City

Purpose Built Garden Studio

Ample Off Road Parking and Covered Side Return

Walking Distance to City Centre

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



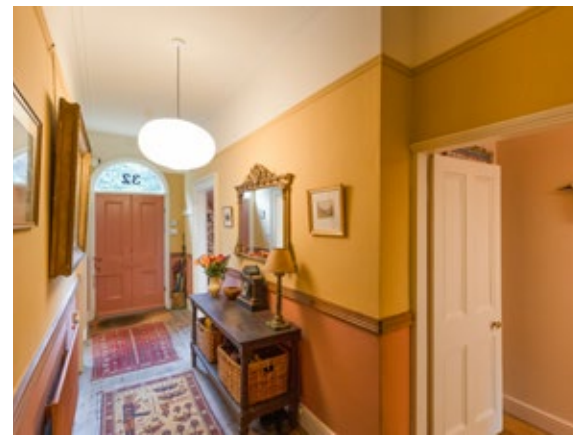
Standing proud on one of the finest residential roads Norwich has to offer, this period home is a masterpiece showcasing the very best of an illustrious era of architecture in our fine city. Elegant proportions and a wealth of original features have been lovingly restored, while an inspired rear extension introduces cutting-edge modernity that sits effortlessly alongside timeless tradition.

Upon entering, one is immediately greeted by the prototypical brace of bay-fronted formal receptions, positioned either side of the wide and welcoming reception hall. Boasting generous proportions, high ceilings, and abundant natural light, these receptions lend themselves to a variety of uses, currently serving as a drawing room and studio.

The rear of the home is where the real surprise awaits - an extraordinary, vaulted extension has been masterfully woven around the existing structure, providing a striking juxtaposition in which a modern and bustling family can thrive.

The open-plan kitchen, dining room, and additional seating area are awash with natural light thanks to a wealth of skylights and a vast bespoke set of double doors and windows. The kitchen flows seamlessly into the dining area, ideal for entertaining, while the seating area has been cleverly positioned around the corner to create a defined space around the wood-burner yet still interact with the main room. A large utility room handles the practicalities, complemented by a stylish ground-floor shower room.

The first-floor houses four bedrooms, each boasting its own distinctive character. The generous main bedroom showcases the very best of the period architecture, with high ceilings, sash windows, and original stripped floorboards. The three further bedrooms each feature elements such as built-in wardrobes and picturesque garden views, all well-served by the luxurious new family bathroom.

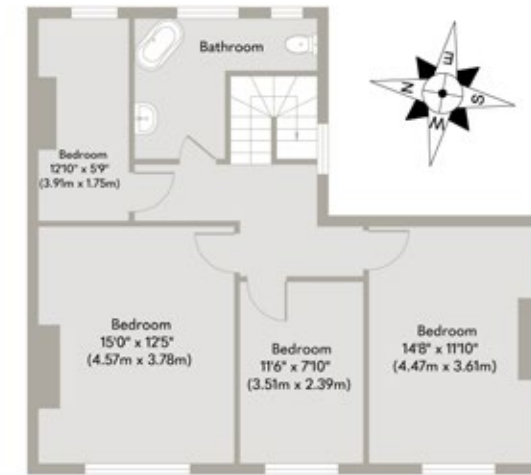




Outside, the home's setback from the road provides ample parking at the front, in addition to an expansive covered side return offering secure storage behind gated access.

The rear garden provides a private sanctuary, remarkably quiet given the proximity to the city centre and the lively Unthank and Earlham Roads. A sprawling terrace creates an idyllic sun trap, while the purpose-built garden studio is an impressive and highly versatile space in which to while away the hours.





First Floor
Approximate Floor Area
708 sq. ft
(65.73 sq. m)



Ground Floor
Approximate Floor Area
1328 sq. ft
(123.26 sq. m)

Outbuilding
Approximate Floor Area
278 sq. ft
(25.79 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Norwich

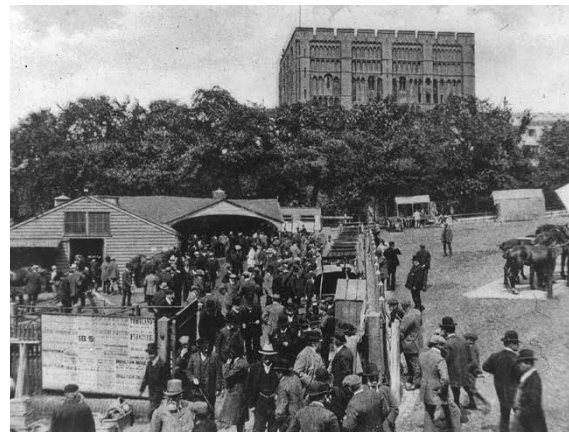
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 Sowerbys



“A striking blend
of modern and
tradition.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0878-1909-6202-1390-0204

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: ///skinny.brass.shin

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

