



THE STORY OF

7 Meadow Way

Norwich, Norfolk

SOWERBYS



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7 Meadow Way

Norwich, Norfolk
NR6 5NW

Four Bedroom Detached Home, Over 2,000 Sq. Ft.

Fully Renovated and Extended
Under Current Ownership

Three Spacious Ground Floor Bedrooms

First Floor Principal Bedroom Suite
with Stylish En-Suite Shower Room

Seamless Blend of Open Plan and
Traditional Reception Spaces

Stunning Kitchen Dining Room with
Extensive Cabinetry and Garden Access

Elegant Sitting Room with Double
Doors to Rear Terrace

Generous Garden Plot with
Driveways to Front and Rear

Expansive Decking and Multiple
Outdoor Dining Areas

Large Detached Garage and Workshop
Offering Excellent Conversion Potential

SOWERBYS NORWICH OFFICE

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Positioned within the tranquil and desirable neighbourhood of Hellesdon, this distinguished four bedroom detached residence presents an exceptional example of refined modern living. Meticulously renovated and thoughtfully extended under the current ownership, the home now offers over 2,000 square feet of beautifully proportioned and highly versatile accommodation, seamlessly blending contemporary style with timeless comfort.

The ground floor has been designed with both elegance and practicality in mind. Three generous double bedrooms provide outstanding versatility, each equally suited as a private study, snug or guest room. The striking kitchen dining room forms the social heart of the home, offering a wealth of bespoke cabinetry, extensive workspace and a superb sense of light and space, enhanced by double doors that open to the garden terrace. The adjoining sitting room exudes warmth and sophistication, providing the perfect retreat for quiet relaxation or entertaining, with further doors extending the living space to the outdoors. A beautifully appointed family bathroom and additional cloakroom serve this level with ease.

Occupying the first floor, the principal bedroom suite is a truly impressive sanctuary, rich in character with the charm of the eaves and complemented by a luxurious en-suite shower room.

Externally, the property enjoys an elegant garden plot, with ample driveway parking to both front and rear, a raised deck and a further dining terrace ideal for alfresco gatherings. Completing the picture, a substantial detached garage and workshop provide outstanding versatility or potential for conversion, subject to the necessary consents.







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

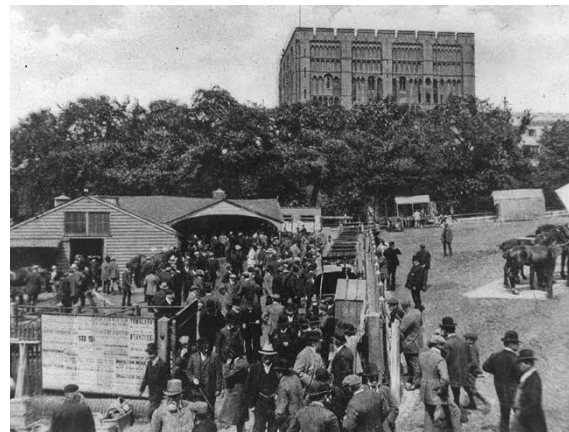
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



“Thoughtfully renovated and extended, the home exudes warmth, light and effortless sophistication throughout.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9380-2380-2500-2725-6585

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: ///cool.arena.sang

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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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