



Introducing
Dyers Yard,
Norwich

SOWERBYS

A rare opportunity to rent this unfurnished four bedroom, three storey town house overlooking the River Wensum, within walking distance of the bustling city centre. The ground floor accommodation comprises an entrance hall, cloakroom and kitchen diner with patio doors to the rear courtyard garden.

On the first floor there is a cosy sitting room with french doors to a balcony overlooking the River Wensum. It has a period style fireplace surround with gas coal effect fire. Also on this floor is a family bathroom with two bedrooms, one of which furnished as an office, ideal for those working remotely.

The second floor briefly comprises a primary bedroom with a wealth of fitted cupboards in addition to the luxury of an en-suite. The second bedroom is another spacious double room allowing for traditional furnishings. Completing the internal accommodation is another bathroom comprising a shower, wash basin and WC.

This delightful property benefits from a garage with power, lighting and access from the inside of the property. Other benefits include a security alarm, gas central heating, a rear courtyard garden and permit parking. There is also one parking space belonging to the property located to the front.

Available Now.

NORWICH

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.

COUNCIL TAX

Band F.

LOCATION

What3words: ///grants.sweep.budget

AGENT'S NOTES

No Smoking

No Pets

Unfurnished

Available Now

12 Month Initial Tenancy

Gas Central Heating

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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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