



Introducing
Brunswick Road
Norwich

SOWERBYS

With a contemporary finish throughout, this exceptional four bedroom mid-terraced Victorian property is in the Golden Triangle, within walking distance of the thriving city centre. The elegant accommodation spread across three floors provides unrivalled modern city centre living.

The grand entrance hall leads to the generous ground floor accommodation. The bespoke modern fitted kitchen is home to a wealth of both cupboard and worktop units, perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an electric Aga, fridge freezer, dishwasher and a washer/dryer. Beyond the kitchen is an open plan dining area, ideal for entertainment and reception throughout the day.

The cosy sitting room, complete with operational fireplace, boasts adequate dimensions for all traditional furnishings, ready to be enjoyed for relaxing after a day of exploring Norwich's vibrant city centre, rich in history. A snug which could alternatively be utilised as an office/study for those working remotely. Completing the ground floor accommodation is a cloakroom with wash basin and WC.

Stairs from the entrance hall lead to the first floor accommodation. Both the third and fourth bedrooms are comfortable double rooms with adequate dimensions for all traditional furnishings. Complementing these two bedrooms is the family bathroom which comprises a shower over bath, wash basin, WC and a wall mounted cupboard. The second bedroom is a spacious double room benefiting from the luxury of an en-suite featuring a shower over bath, wash basin and WC.

Stairs from the first floor landing lead up to the primary bedroom suite. The primary bedroom is an extensive double room home to a wealth of fitted cupboards. The primary en-suite comprises an oval bath tub, shower, wash basin, WC and a heated towel rail.

The private rear enclosed garden offers the perfect setting for external entertainment featuring a generous patio and a wealth of mature shrubbery. On street permit parking can be found to the front of the property.

Fired by gas central heating, the property is available October 24th 2025.

NORWICH

Norwich 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.

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, Norwich proudly retains its title as the UK's most complete medieval city.

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 D.

LOCATION

What3words – [///sunk.froth.models](https://www.what3words.com/sunkfrothmodels)

ENERGY EFFICIENCY RATING

E. 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.

AGENT'S NOTES

Pets By Negotiation

Gas Central Heating

Available October 24th 2025

Unfurnished

12 Month Initial Tenancy



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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