



2 Christchurch Court, Christchurch Road  
Norwich, Norfolk, NR2 2AG

**BROWN & CO**







## 2 Christchurch Court, Christchurch Road, Norwich, Norfolk, NR2 2AG

An outstanding detached four bedroom house with garage, parking and expansive gardens, positioned in the heart of the city, within walking distance to excellent schooling and amenities.

Acreage – 0.35 acres

£825,000



### DESCRIPTION

No. 2 Christchurch Court comprises a delightful property situated within a small and established development comprising of only four properties, within one of the most sought after locations in the city. The property provides well-arranged accommodation on two floors with all rooms linking in well with one another, and there is scope to improve/extend subject to the necessary consents.

The house has been occupied by the same owners for the last 40 years and is a rare offering, being constructed of brick elevations under a pitched main roof. The accommodation is spacious with the house being approached at the side under the car port into the entrance hall, of which provides access to the principal ground floor rooms. All rooms are light and airy briefly comprising a study, sitting room with access out into the gardens via patio doors, dining room accessed off the sitting room in an open plan arrangement, garden room, cloakroom, kitchen and utility room.

On the first floor there are four bedrooms and a family bathroom positioned off the landing. The principal bedroom enjoys an en-suite shower room.

To the outside the gardens and grounds act as a major feature of the whole and amount to 0.35 acres (stms). No.2 is approached from Christchurch Road into Christchurch Court and the property

is positioned to the left hand side via a shared drive serving four properties with the drive leading up to the garage and car port with parking available for a number of vehicles.

The main gardens are at the rear and side of the house and are predominantly lawned and including fine parkland trees (including a sequoia, and a cedar) extensive lawns and a paved area for entertaining. This is a rare opportunity to live close to Norwich city centre while having a real sense of nature in the garden.

The location is a relevant factor here and this truly outstanding spot, within close proximity to highly regarded independent schools and central Norwich amenities will be of great interest to a wide variety of buyers.

Services – Mains water, mains drainage, mains electricity, gas central heating

Local authority – Norwich City Council. Council tax band – G

### LOCATION

The property occupies an outstanding and highly sought-after position on Christchurch Road, one of Norwich's most established and desirable residential areas. The location is particularly well regarded for its proximity to excellent schooling, being within easy reach of Town Close School and Norwich High School for Girls,

together with convenient access to Norwich city centre, Eaton Park, and a range of local amenities. The area is characterised by attractive period and modern residential dwellings and benefits from good transport links.

### DIRECTIONS

Proceed out of Norwich on the Newmarket Road and turn right into Christchurch Road. The turning for Christchurch Court is on the left hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**

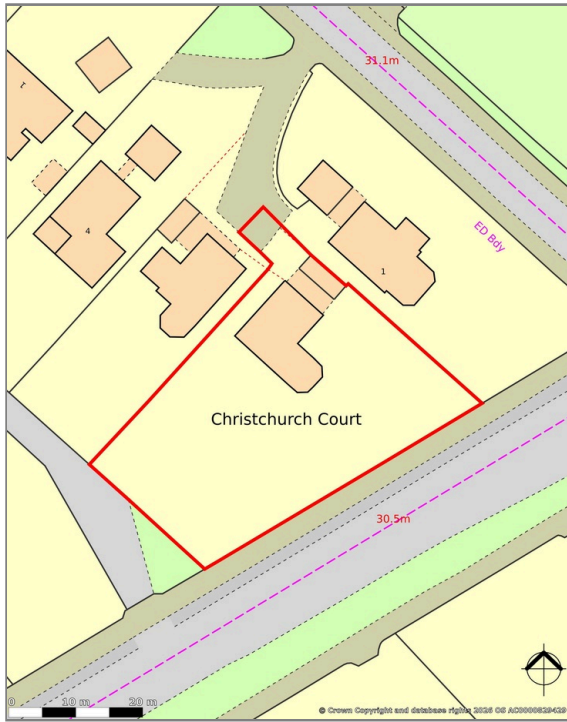




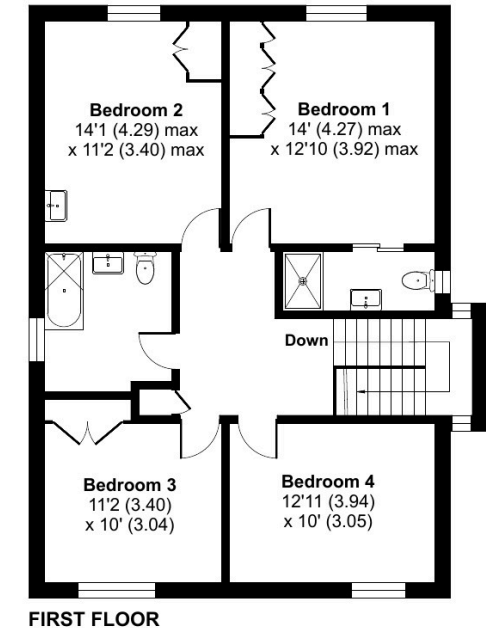
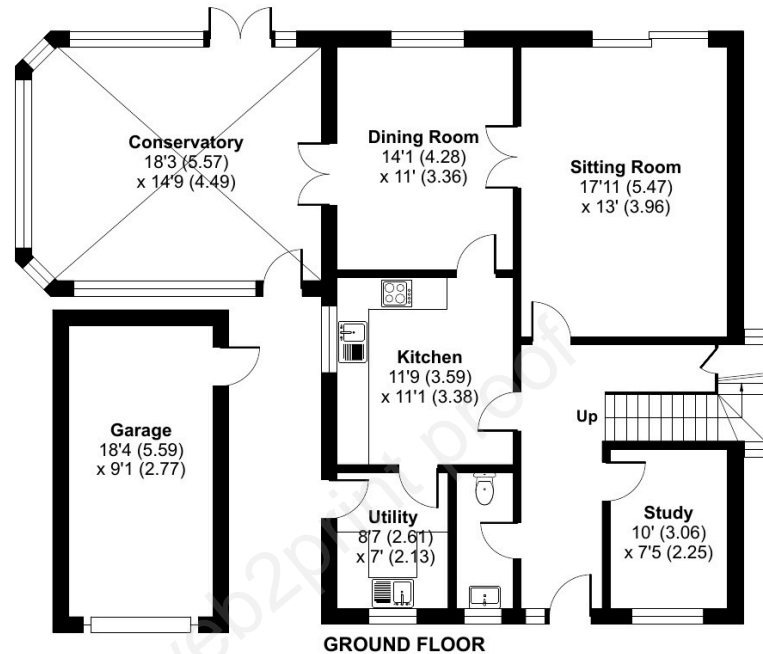








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Christchurch Road, Norwich, NR2

Approximate Area = 2047 sq ft / 190.1 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 2214 sq ft / 205.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1405929

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