



THE STORY OF  
**32 Brazen Gate**

*Norwich, Norfolk*

**SOWERBYS**

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THE STORY OF

## 32 Brazen Gate

Norwich, Norfolk  
NR1 3SB

Superb City Townhouse

Integral Garage, Bedroom,  
Study and Utility Room

Ground Floor Cloakroom

Open Plan First Floor  
Reception Room Kitchen  
with Balcony

Three Second Floor Bedrooms

Modern Family Bathroom  
and En Suite

Parking and Garage

Courtyard Rear West  
Facing Garden

SOWERBYS NORWICH OFFICE

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This superb city townhouse is beautifully positioned within a sought-after development, just a short walk from the city centre and its excellent range of amenities. Offering spacious and versatile accommodation arranged over three floors, the property is perfectly suited to modern family living.

The ground floor features a covered entrance porch leading into a welcoming hallway with a convenient cloakroom. An integral garage provides secure parking or valuable additional storage space. Also on this level is a versatile room that can be used as a bedroom, home office, garden room, or study, with direct access to the rear garden. A practical utility room completes the ground floor accommodation and also provides access to the courtyard garden.

The first floor is the heart of the home, featuring a superb open-plan reception room filled with natural light and opening onto a charming balcony. The area flows seamlessly into a contemporary fitted kitchen, offering an excellent range of storage and generous work surfaces, creating the ideal space for both everyday living and entertaining family and friends.

On the second floor, there are three well-proportioned bedrooms, including the principal bedroom with its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Outside, the property benefits from a private driveway to the front. To the rear is an attractive, landscaped west-facing courtyard garden, designed for low-maintenance enjoyment, with a paved terrace and raised planting beds. A pedestrian gate provides convenient access onto Rowlington Road.



Contemporary city living  
with space, flexibility  
and convenience





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

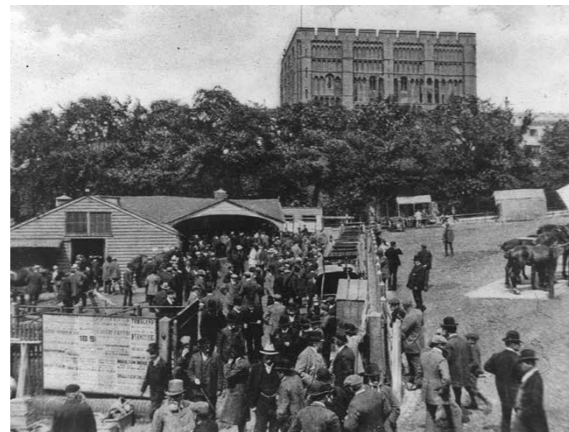
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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



First Floor Balcony

“A private balcony and sun-filled courtyard garden provide the perfect places to relax.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas heating via mains.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref: - 0200-6734-0222-0622-3563

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: ///maybe.stove.clips

### AGENT'S NOTE

£418.94 Communal area cleaning and maintenance

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# SOWERBYS

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