



THE STORY OF

Upper Flat

Norwich, Norfolk

SOWERBYS



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Upper Flat

2a Camberley Road, Norwich, Norfolk
NR4 6SJ

First Floor Duplex Maisonette
with Private Entrance

Modern Well-Fitted Kitchen/Breakfast Room

Sitting Room

Study/Bedroom

Modern Cloakroom

Three Upper Floor Bedrooms

Modern Bathroom and En-Suite

Allocated Parking for Two Cars

Private Garden

Located in a Conservation Area

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



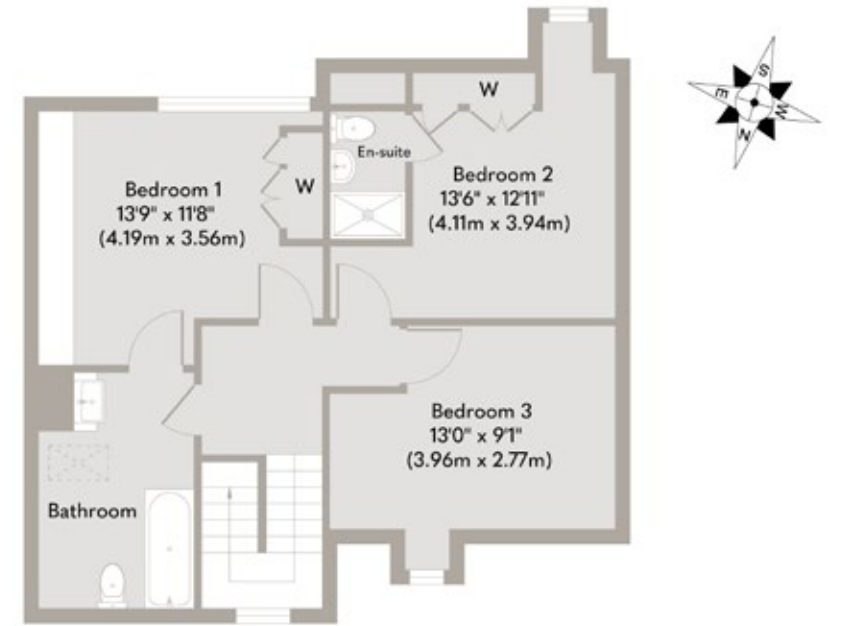
Accessed via its own private front door, this impressive duplex apartment offers the independence and feel of a house, with beautifully presented accommodation arranged over two floors. Privately tucked away on the corner of Newmarket Road, the property enjoys a peaceful setting within a conservation area while remaining on a main bus route.

A stylish entrance hall and staircase lead to the first floor, where the heart of the home unfolds. The contemporary kitchen/breakfast room is thoughtfully designed with excellent storage, generous work surfaces and ample space for a dining table, creating the perfect setting for everything from leisurely breakfasts to entertaining family and friends. The spacious sitting room is flooded with natural light thanks to its attractive square bay window, providing a welcoming space to relax throughout the day. Also on this floor is a versatile study, which could equally serve as a fourth bedroom, together with a modern cloakroom. Useful under-stair storage adds to the practicality.

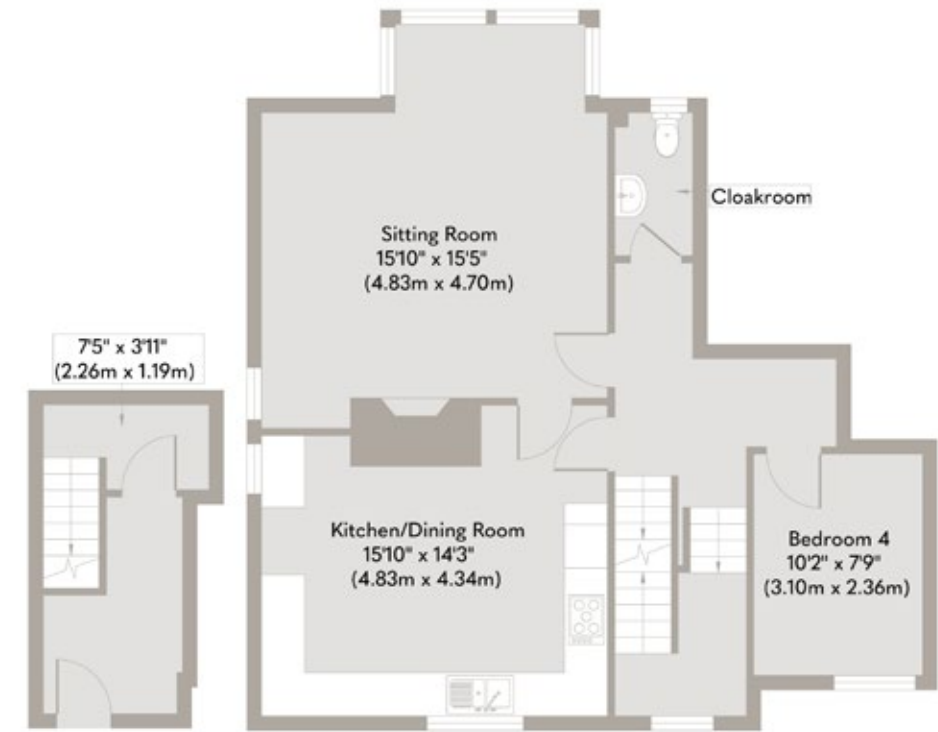
A further staircase leads to the upper floor, where there are three well-proportioned bedrooms, a contemporary family bathroom and a separate en-suite shower room, offering comfortable and practical accommodation for both everyday living and visiting guests. A boarded loft provides further useful storage.

Outside, the apartment continues to impress with two allocated off-road parking spaces and a private enclosed garden. Predominantly paved for low-maintenance enjoyment, the garden provides an ideal spot for outdoor dining or a morning coffee, while established boundary hedging creates a welcome sense of privacy. A pathway leads through the garden to the apartment's private front entrance, completing the feeling of arriving home.





Second Floor
Approximate Floor Area
591 sq. ft
(54.86 sq. m)



Ground Floor
Approximate Floor Area
96 sq. ft
(8.87 sq. m)

First Floor
Approximate Floor Area
728 sq. ft
(67.60 sq. m)

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

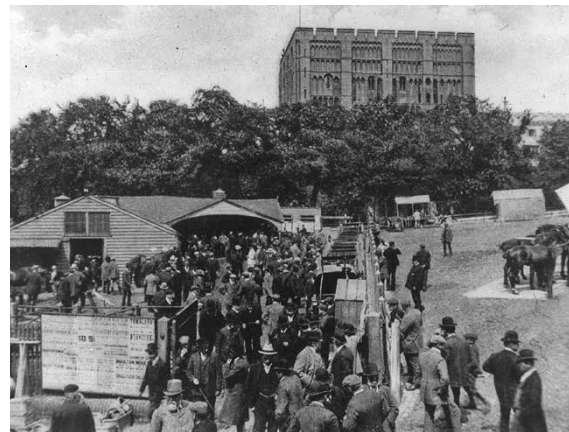
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



Eaton Park

“Upper Flat is
equally well placed
for enjoying
Norwich’s green
spaces and its
vibrant lifestyle.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8306-4446-1229-6727-6913

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

Leasehold.

Ground Rent: £150 paid annually.

LOCATION

What3words: ///names.dash.flags

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

