



THE STORY OF

16D Harvey Lane

Norwich, Norfolk

SOWERBYS



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16D Harvey Lane

Norwich, Norfolk
NR7 0BN

Stunning Contemporary Home

High Quality Finish Throughout

Two Reception Rooms

Modern Kitchen/Breakfast Room

Principal Bedroom with En Suite
and Dressing Room

Two Bedroom Wings with Five Further Bedrooms

Well Appointed Office and Utility Room

Basement Cinema Room

Separate Garden Room and Detached Studio

Double Garage and Private Established Gardens

SOWERBYS NORWICH OFFICE

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This stunning contemporary home has been thoughtfully designed and built to an exceptional standard, with an innovative layout comprising two distinct wings connected by two impressive reception rooms. Flooded with natural light and enjoying a leafy outlook, the property offers an exceptional combination of space, flexibility and modern design.



The ground floor is centred around two bright and beautifully proportioned reception rooms. The left-hand wing features a modern kitchen/breakfast room with excellent storage and workspace, with double doors opening onto the rear terrace. A useful utility room sits just off the kitchen, while stairs lead to two impressive en suite bedrooms. Beneath the kitchen is a superb basement cinema room, providing an ideal space for relaxing and entertaining.

The right-hand wing provides a further en suite bedroom alongside a well-appointed office, with two additional en suite bedrooms on the first floor. The top floor is home to the principal bedroom, complete with en suite, dressing room and private balcony overlooking the gardens. In total, the property offers five bedrooms and five bathrooms.

Outside, the property is approached via high-level metal gates, providing privacy and security, with ample parking and access to the detached double garage. The house sits centrally within its plot, with established gardens wrapping around the property and featuring lawns, mature borders, terraces and specimen trees.

The grounds also include a separate garden room with cloakroom, providing a useful additional space for working, relaxing or entertaining.



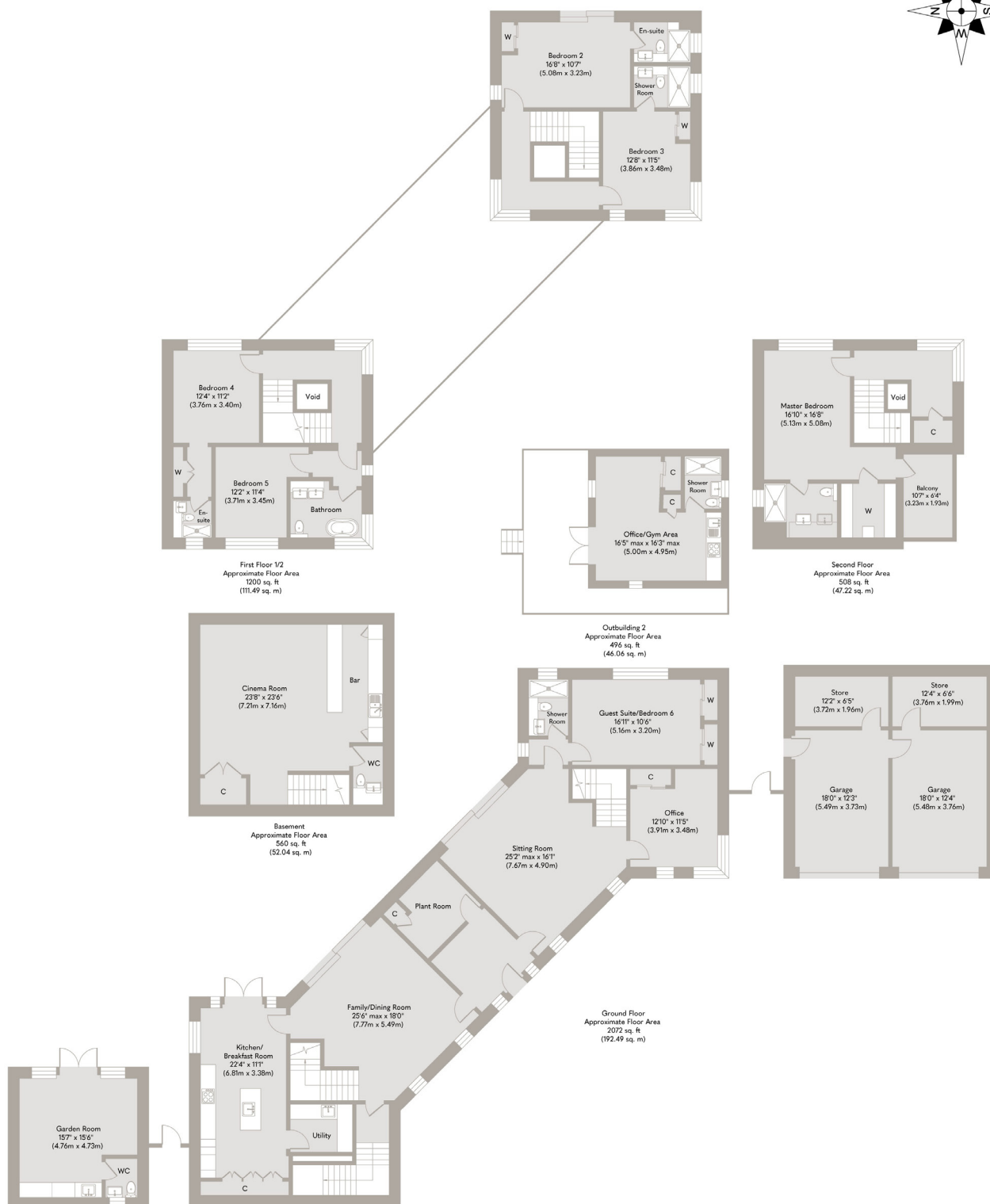
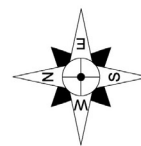


Contemporary design
with an abundance of
natural light.









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

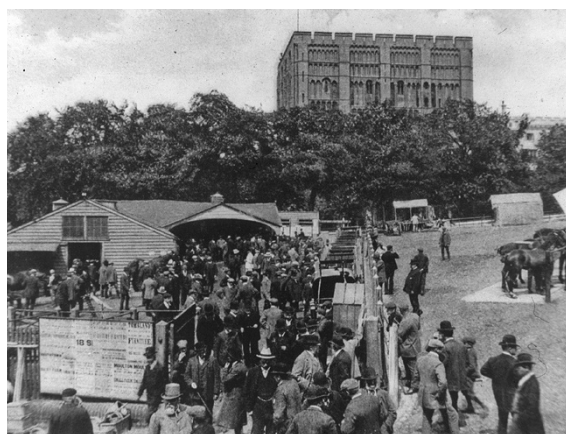
THE ANCIENT CAPITAL OF OUR BELOVED COUNTY

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



“Set within
a generous
wrap-around
established
garden.”



SERVICES CONNECTED

Mains electricity, water, gas and drainage. Heating via air source heat pump and solar pv panels.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref: - 0390-3838-5020-2409-0351

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: ///wacky.dozed.encounter

AGENTS NOTE

Please note that some images have been virtually staged for illustrative purposes.

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SOWERBYS

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