



1 The Glebe

Postwick, Norwich, Norfolk, NR13 5FN

BROWN & CO



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A striking detached family residence positioned in the popular village of Postwick.

£775,000



DESCRIPTION

No.1 The Glebe is an exceptionally appointed detached family home, dating from the 1980s and constructed of red brick elevations beneath a pantile roof. The property has been the subject of considerable improvement by the current owners since ownership began in 2021, who have created a thoughtfully designed and highly individual home in which the internal accommodation is complemented by professionally landscaped gardens of considerable quality and appeal.

The house is approached at the front into a spacious hall which immediately sets the tone and creates a feeling of light and openness. The hall is particularly impressive, and leads through past the cloakroom into the principal reception rooms and the kitchen. The principal rooms have been combined by the removal of internal walls by the current owners to create a more contemporary, open-plan feel. The kitchen, by Howdens with quartz worktops is beautifully appointed with a range of fitted units and quality integrated appliances together with a range cooker.

The principal sitting room is one of two attractive reception rooms, featuring decorative wall panelling and an open fireplace with a limestone surround. The dining room benefits from an inset drinks

cupboard, adding a considered and rather fun detail for entertaining.

The ground floor further provides a snug off the kitchen, offering flexibility for family use or more informal entertaining, together with a generous utility room and cloakroom facilities. Throughout the house, considerable attention has been paid to the finer details, with shutters and attractive blinds which contribute to the overall presentation.

On the first floor there are four well-proportioned double bedrooms, each offering fitted wardrobes and are served by the family shower room with twin sinks. The principal bedroom enjoys a four piece suite and the views across the associated gardens are a key feature of the whole.

Outside, the property is approached via a driveway providing parking for several vehicles, with the benefit of a double garage fitted with an electric up-and-over door. Owned solar panels provide an additional practical feature and derive a good return.

The gardens are a particular feature of the property and have been professionally landscaped to create a series of attractive and private spaces. A paved terrace extends around the house and leads down to the gardens where there are many points of interest.

The covered pergola is a key feature which overlooks the fish pond and provides a super space for a dining in the warmer months. A detached summer house/games room is positioned across the other side of the garden and benefits from lighting, electricity and water, offering considerable versatility. Around the rear of the summer house leads onto a gate that enjoys direct access into the neighbouring park and cricket club.

The gardens have been designed with considerable care, incorporating deep flower beds, established borders via slatted fence panels and there are a number of specimen trees.

This is a rare opportunity to acquire a super house renovated to exacting standards in a very sought-after and popular village close to Norwich.

LOCATION

Postwick is a small and attractive village situated to the east of Norwich, offering a balance of village life and convenient access to the city. The village enjoys a semi-rural setting, with open countryside and established residential surroundings, whilst remaining well placed for Norwich city centre and the wider Norfolk road network via the A47 and A11 trunk road. The nearby Postwick Park provides an appealing outdoor amenity, while the village cricket club adds to the local community and



offers opportunities to enjoy traditional village sport. The surrounding area is well suited to walking and enjoying the local countryside, with the convenience of nearby amenities and services available in neighbouring villages being Brundall, Blofield and Norwich itself.

Nearby is the Broadland Business Park which provides access to a range of employment and commercial facilities. The historic parish church of All Saints and the village hall and social club further contribute to the village's established community character.

DIRECTIONS

Leave Norwich city centre via Riverside and follow signs for the A47 towards Great Yarmouth. At the Postwick Interchange, take the exit for Postwick which continues straight over rather than turning left and going over the new flyover. Continue on before turning right into Church Road and then turn right again continuing on Church Road dropping down into the village. Take the first left turn into Ferry Road and then turn right into The Glebe, where the property can be found at No. 1, on the left-hand side.

Services - Mains water, mains drainage, mains electricity, oil fired central heating. All blinds, curtains and light fittings will remain with the property.

Local Authority - Broadland district council.

Acreage - 0.3 acres (STMS)

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

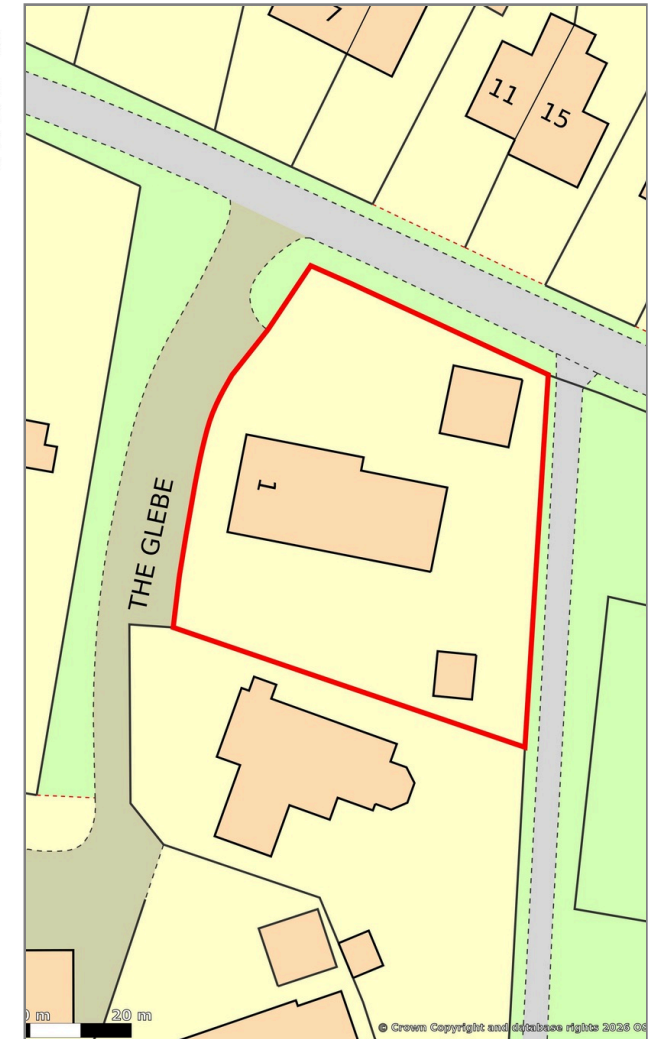
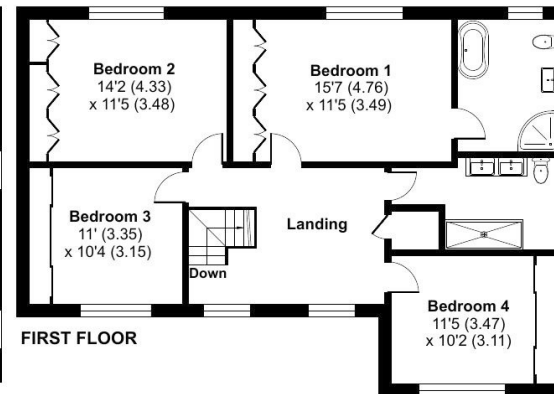
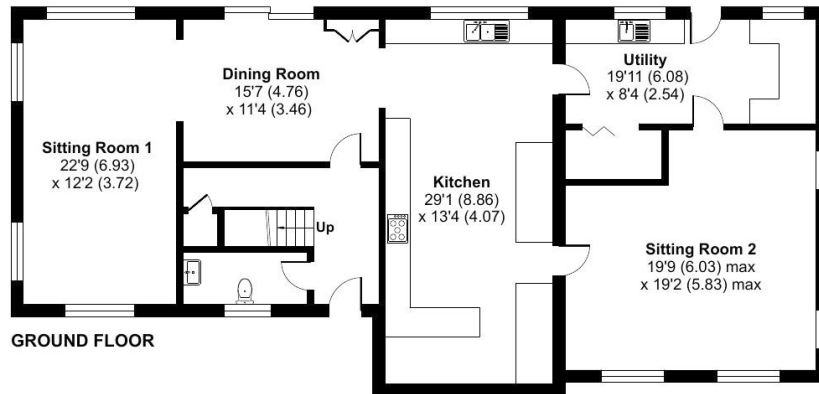
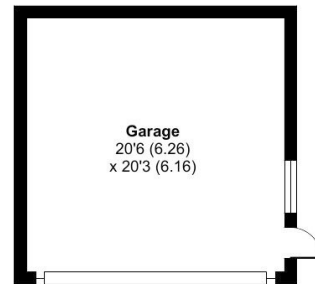


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Glebe, Postwick, Norwich, NR13

Approximate Area = 2671 sq ft / 248.1 sq m
Garage = 415 sq ft / 38.5 sq m
Total = 3086 sq ft / 286.6 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). © nitchecom 2026. Produced for Brown & Co. REF: 1537056

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Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants