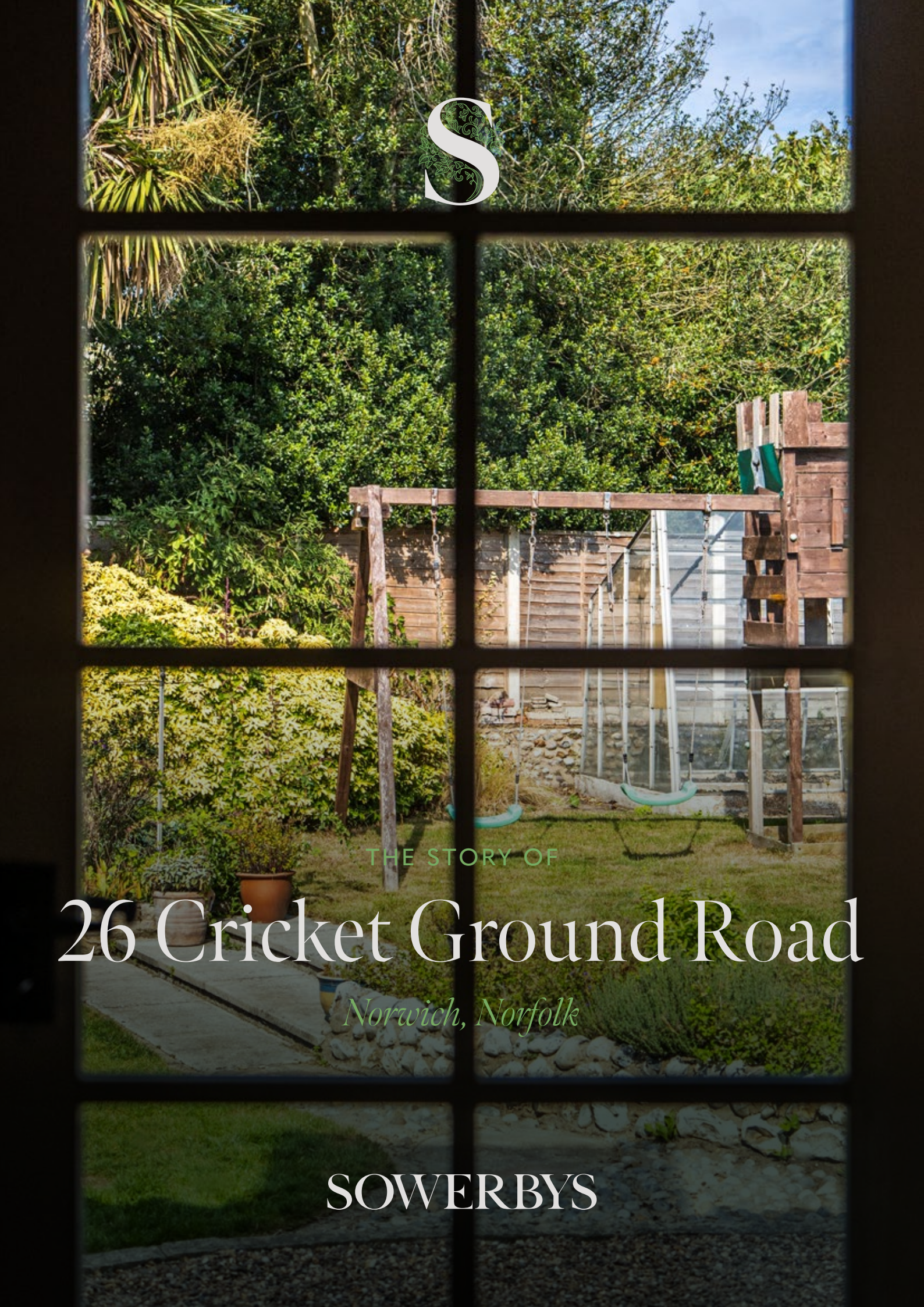




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THE STORY OF

26 Cricket Ground Road

Norwich, Norfolk

SOWERBYS



THE STORY OF

26 Cricket Ground Road

Norwich, Norfolk
NR1 3BQ

Wonderfully Presented Detached Home

Highly Versatile Accommodation

Ground and First Floor Bedroom Options

Splendid Bay Fronted Sitting Room

Recently Renovated Open Plan
Kitchen/Dining Room

Four Bedrooms Across Two Floors

Internal Annexe Potential

Private Landscaped Gardens

Multiple Sun Terraces

Off Road Parking, Garage and
Further Outbuildings

SOWERBYS DEREHAM OFFICE
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This versatile chalet bungalow occupies an enviable position on Cricket Ground Road, a popular and well-established residential road within easy walking distance of Norwich city centre. Offering an excellent balance of convenience, flexibility and practical living, the property is particularly well-suited to those looking for accommodation that can adapt to changing needs over time.

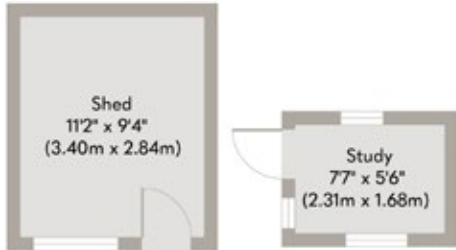
The ground floor provides a brilliantly versatile layout, with a welcoming bay fronted reception room and a generous remodelled kitchen/dining room providing a wonderful space for hosting or simply unwinding enjoying the garden views. Two bedroom options to the ground floor make it particularly flexible – a suited bedroom with a dressing room has direct access outside and could make an excellent annexe area if needed whilst a further large bay fronted reception/bedroom sits next to the ground floor family bathroom.

The first floor provides two further bedrooms that flank a central cloakroom, creating excellent flexibility for family living and guests. With bedrooms arranged across both floors, the accommodation could readily suit a growing family, those requiring ground-floor sleeping arrangements or buyers simply seeking a home that can evolve with them to accompany the ever changing demands of a modern family life.

Outside, the property benefits from a driveway providing off-road parking and access to the attached garage complimented by the adjoining workshop, a particularly valuable asset given the home's convenient city location.

The garden enjoys a good degree of privacy and offers a combination of lawn, established planting and paved terrace, creating an attractive setting for outdoor entertaining and relaxation. Two useful outbuildings add further versatility, including a shed and a separate study.

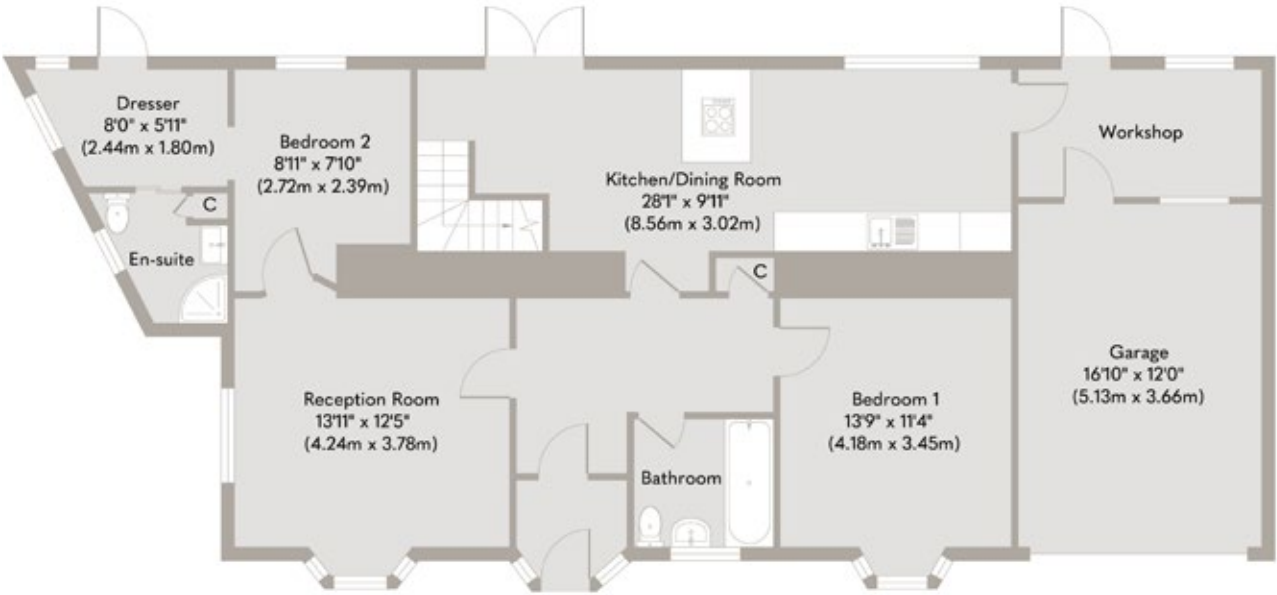




Outbuilding
Approximate Floor Area
146 sq. ft
(13.55 sq. m)



First Floor
Approximate Floor Area
369 sq. ft
(34.27 sq. m)



Ground Floor
Approximate Floor Area
1144 sq. ft
(106.26 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

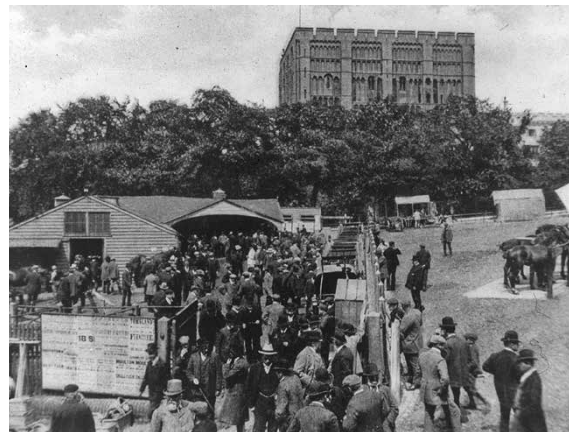
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 the Vendor



“This is as close as you come to feeling like you’re living in peace and nature, if you also want to be a short stroll from the city centre.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref - 0588-3047-6237-4941-7914

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: ///barn.sprint.guides

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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