



Introducing  
Printworks Drive, Norwich

**SOWERBYS**

Upon entering through the front door, applicants are welcomed into a bright and spacious entrance hall, featuring a useful storage cupboard and a rear door providing direct access to the allocated parking space.

The ground floor accommodates the second bedroom alongside a separate shower room, creating a highly versatile space well suited to use as a guest bedroom, home office or study.

Stairs rise to the first floor, where a light-filled landing provides access to the main living accommodation, principal bedroom, main bathroom and a practical utility cupboard.

The open-plan living space forms the heart of the home and benefits from dual-aspect windows that flood the room with natural light, along with patio doors opening onto a private balcony. The modern, fully fitted kitchen is thoughtfully designed for both everyday cooking and entertaining, integrating seamlessly with the living area while remaining compact and efficient.

Leading directly from the living space, the principal bedroom is a bright and comfortable room with ample space for furnishings and fitted wardrobe storage.

The main bathroom is positioned adjacent to the principal bedroom and is fitted with a contemporary three-piece suite, including a shower over the bath and a wall-mounted vanity mirror.

Completing the accommodation is the utility cupboard on the landing, providing valuable storage and housing the gas boiler along with a combined washing machine and condenser dryer.

Externally, the property benefits from an allocated undercover parking space located to the rear.

The property is available from 6th March 2026 on an initial 12-month tenancy.

## **NORWICH**

Norwich is an ancient and characterful city that has inspired writers, radicals and independent spirits for over a thousand years. Today, it remains a vibrant centre of culture and creativity, with beautifully preserved medieval streets lined with independent businesses, an excellent food scene and a well-established arts culture.

Recognised as one of the best places to live in 2021, the city lies around 20 miles from the North Norfolk coast at the meeting point of the Rivers Yare and Wensum, the latter winding through the heart of the city. Once the second-largest city in England, Norwich is now regarded as the UK's most complete medieval city, with highlights including the cobbled streets of Elm Hill and the magnificent 1,000-year-old cathedral.

To the west, the University of East Anglia is an architectural landmark and home to the Sainsbury Centre for Visual Arts. Property across the city is notably diverse, ranging from Victorian terraces and townhouses to converted mills, barns and contemporary homes. Popular residential areas include Newmarket Road and the sought-after Golden Triangle, while surrounding villages such as Stoke Holy Cross, Surlingham and Bawburgh offer a more rural setting.

Excellent transport links include a direct train to London Liverpool Street in approximately 90 minutes and an airport offering UK and European routes. Norwich is a city that rewards exploration - rich in history, creativity and quality of life.

## **AGENTS NOTES**

No Pets  
Unfurnished  
Electric Heating  
Available 6th March  
12 Month Initial Tenancy

## **COUNCIL TAX**

Band C.

## **ENERGY EFFICIENCY RATING**

B. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

## **LOCATION**

What3Words: ///wipe.reef.looses



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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