



THE STORY OF
9 Calvert Street
Norwich, Norfolk

SOWERBYS



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9 Calvert Street

Norwich, Norfolk
NR3 1BY

- Prime City Centre Ground Floor Apartment
- Charming Period Brick Exterior
- Characterful Sitting Room Fireplace
- Well-Appointed Fitted Kitchen with Wood-Burner
- Spacious Principal Bedroom
- Access to Communal Garden
- Parking Space in Residents' Car Park
- Quiet Cobble Street Setting
- Close to Amenities and Culture

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Tucked away in one of the most picturesque corners of the historic city centre, 9 Calvert Street presents a rare opportunity to acquire a charming period home in a truly enviable setting. Positioned along a cobbled street and framed by attractive red brick elevations, this characterful residence blends heritage appeal with practical modern living.



Arranged over a single floor, one is greeted by a welcoming sitting room, where natural light and a feature fireplace create a warm and inviting atmosphere - ideal for both relaxation and entertaining. The adjoining kitchen is thoughtfully laid out, offering a functional yet sociable space, with views to the south, and boasting a second wood-burner. A well-appointed bathroom completes the accommodation on this level.



The south-facing kitchen is filled with light - a lovely space to cook and unwind.

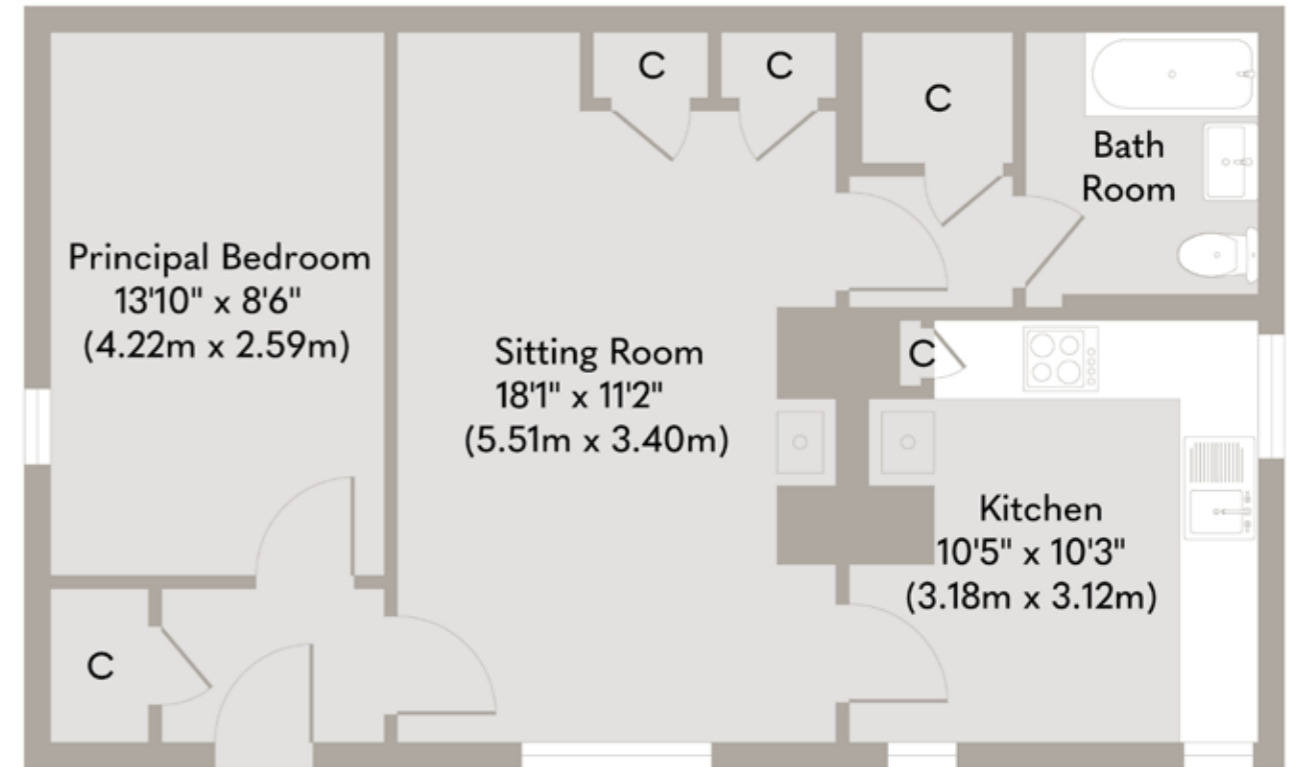
The principal bedroom is generously proportioned, enjoying a private and restful feel. Throughout the home, there is a sense of charm and intimacy, enhanced by period details and a pleasing flow of space.

Externally, the property benefits from access to a delightful communal garden - an unexpected and valuable addition in such a central location - perfect for enjoying sunny afternoons or a quiet moment outdoors. Further enhancing its appeal is the inclusion of a parking space in the residents car park, a true rarity within Norwich's historic core.



Calvert Street is perfectly positioned for immediate access to the city's vibrant amenities, independent shops, and cultural landmarks, all while retaining a peaceful, tucked-away feel. This is a home that offers both character and convenience in equal measure - ideal as a main residence, city bolt-hole, or investment.





Ground Floor
Approximate Floor Area
556 sq. ft
(51.65 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

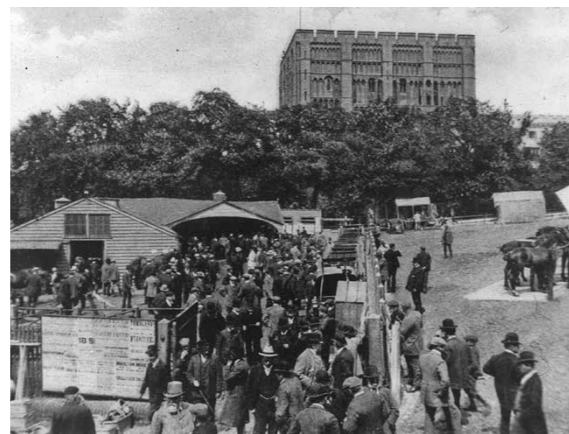
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, nurturing a rich culture and creative spirit. Its meticulously preserved medieval streets are home to a thriving community of independent businesses, an exciting culinary scene, and a vibrant arts culture. As a gateway to a county celebrated for its vast skies, unspoilt landscapes, and natural beauty, Norwich continues to inspire.

Recently named the best place to live in 2026 by The Times, Norwich sits approximately 20 miles from the coast, where the River Yare and the River Wensum converge - the latter winding gracefully through the heart of the city. Once the second largest city in England during the 11th century, Norwich proudly retains its reputation as the UK's most complete medieval city. Historic streets such as Elm Hill enchant with their Tudor architecture and charming cafés, leading through to the magnificent Norwich Cathedral, a striking symbol of its thousand-year heritage.

To the west, the University of East Anglia offers a bold contrast with its iconic brutalist architecture and is home to the renowned Sainsbury Centre for modern and ethnographic art. Norwich's property landscape is wonderfully diverse, ranging from elegant Victorian terraces and converted mills to handsome townhouses and contemporary homes. The sought-after "Golden Triangle" remains a firm favourite, while nearby villages such as Stoke Holy Cross, Surlingham, and Bawburgh offer a more rural pace with generous homes and picturesque surroundings.

With direct trains to London Liverpool Street in around 90 minutes, and an airport providing connections across the UK and to Amsterdam, Norwich seamlessly blends historic charm with modern connectivity - a city that continues to captivate all who discover it.



Note from the Vendor



“A quiet haven in the heart of the city, with birdsong and sunshine in the garden.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0691-3052-2203-6175-2200

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.

Years Remaining: 93

Service Charge: £340

LOCATION

What3words: /// hook.notes.puddles

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SOWERBYS

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