



THE STORY OF

2 Revel Burroughs Way

Poringland, Norwich

SOWERBYS



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2 Revel Burroughs Way

Poringland, Norwich, Norfolk
NR14 7UX

Detached Family Home

Four Double Bedrooms

Open Plan Kitchen/Dining Room

Family Bathroom and En-Suite
to Primary Bedroom

Office

Well-Proportioned Sitting Room

Larger than Expected West Facing Garden

Private Driveway with Parking for Two Cars

23 Foot Long Garage

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



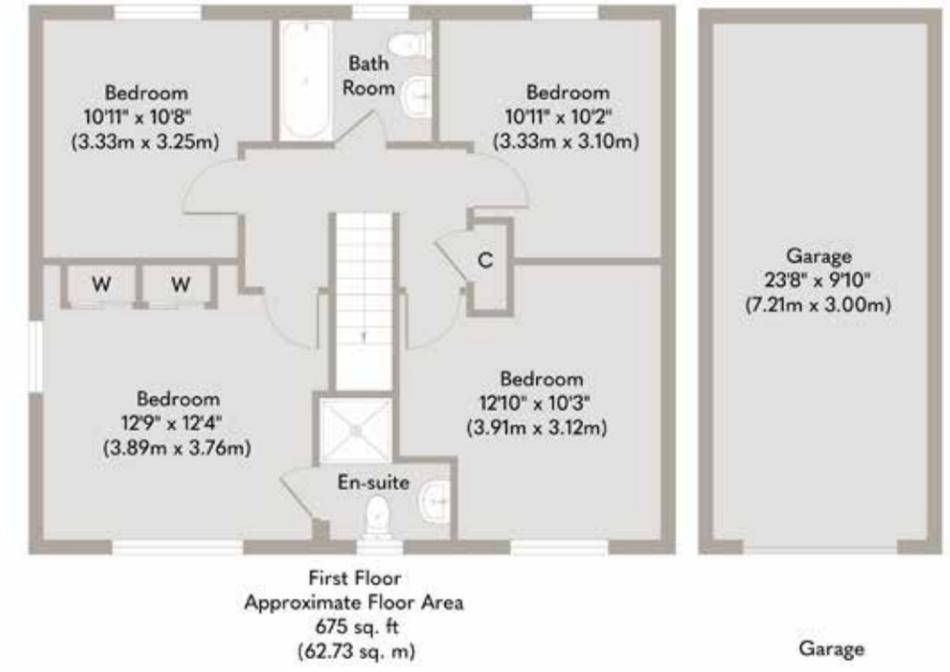
Having been cherished by the current owners since new, this beautifully maintained home has been thoughtfully decorated throughout, with stylish touches that create a warm and welcoming atmosphere.

The ground floor offers generous and versatile living space. A large sitting room provides the perfect setting for relaxing evenings, while a separate office offers an ideal work-from-home solution. To the rear, the impressive kitchen/dining room spans the width of the property and enjoys a desirable west-facing aspect, flooding the space with natural light. This wonderful open area is perfectly suited to entertaining, particularly in the warmer months when the afternoon and evening sun pours in. A practical utility room and convenient downstairs WC complete the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The primary bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Externally, the larger-than-expected west-facing rear garden is a true highlight. With decking directly off the house and an additional seating area further along, it's perfectly arranged for hosting summer barbecues and outdoor gatherings, yet still provides ample lawn space for children to play and games to be enjoyed. To the front, there is a private driveway providing parking for two vehicles, along with an impressive 23-foot-long garage offering excellent storage or additional parking options.





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

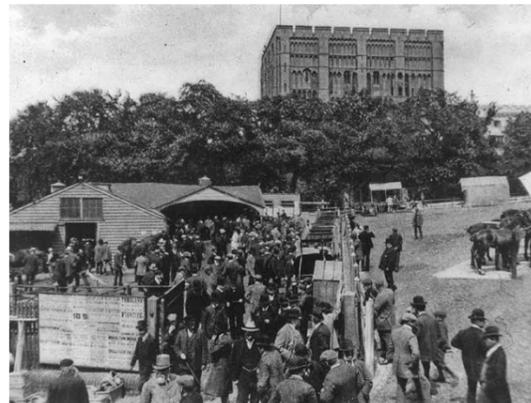
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



“...the impressive kitchen/dining room spans the width of the property, and is flooded with natural light.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 8697-9746-3139-0207-3283

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: ///wizard.handed.activates

AGENT'S NOTE

The property is subject to service charges which are approximately £250 - £300 per year. These are paid in two instalments (April and August).

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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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

