



THE STORY OF

14 Letterpress Close

Norwich, Norfolk

SOWERBYS



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14 Letterpress Close

Printworks Drive, Norwich,
NR3 1FL

Stylish Contemporary City Home

Immaculately Presented
Throughout

Open-Plan Kitchen/Living Space

Two Well-Proportioned Bedrooms

Principal Bedroom with En-Suite

Sunny Courtyard Garden

Allocated Off-Road Parking

Short Walk to City Centre

Ideal Lock-up-and-Leave Home

Quiet Modern Residential Setting

SOWERBYS NORWICH OFFICE

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Set within a smart and contemporary development, this most unique home offers an exceptional opportunity to enjoy an idyllic city lifestyle, perfect as a stylish bolthole or low-maintenance primary residence.

From the moment you step inside, the sense of light and space is immediately apparent. The impressive open-plan kitchen, sitting and dining room stretches across the ground floor, thoughtfully designed for both everyday living and entertaining. Sleek cabinetry, integrated appliances and clean lines are complemented by warm flooring and a soft, neutral palette, creating a calm and inviting atmosphere throughout.

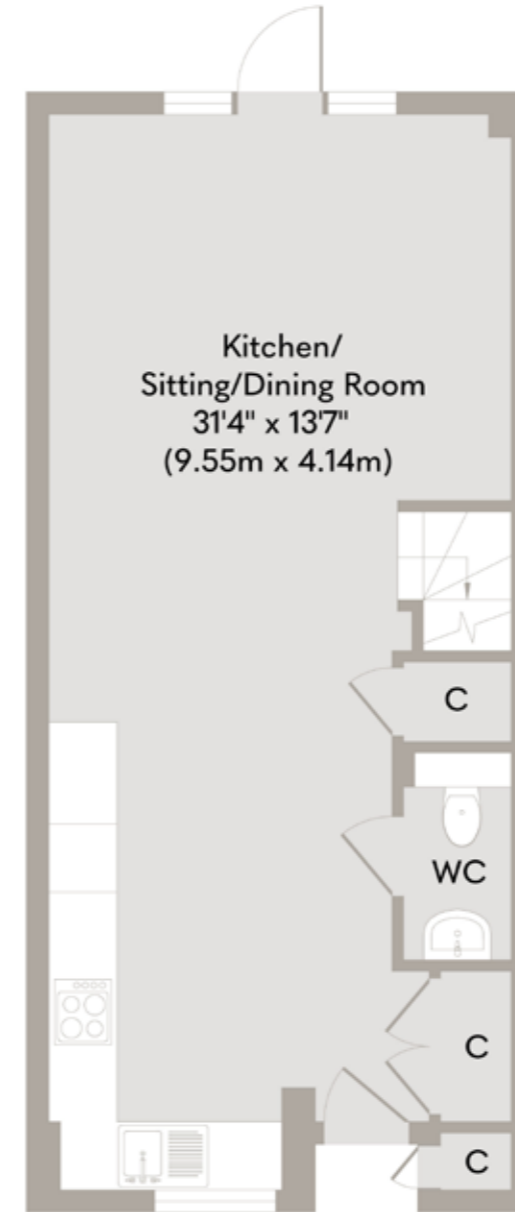
Upstairs, two well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefitting from an en-suite shower room. A further bathroom serves the second bedroom, offering flexibility for guests or home working.

To the rear, a delightful courtyard garden enjoys a sunny aspect, providing the perfect spot for morning coffee or evening dining. Low maintenance yet full of charm, it extends the living space seamlessly during the warmer months. The property also benefits from allocated parking, a valuable addition so close to the city.

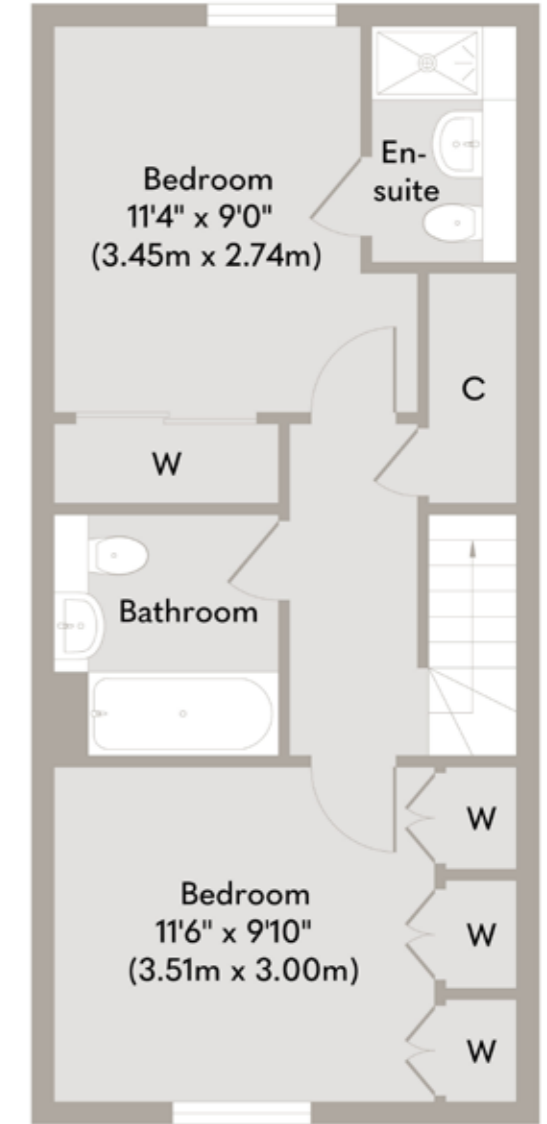
Perfectly positioned within easy reach of Norwich's vibrant centre, the property is just a short stroll from an eclectic mix of independent boutiques, cafés, restaurants and cultural landmarks. Whether you are seeking a convenient lock-up-and-leave or a stylish home close to the action, this is a home that delivers on every level.

A turnkey opportunity in one of Norwich's most appealing settings.





Ground Floor
Approximate Floor Area
420 sq. ft
(39.01 sq. m)



First Floor
Approximate Floor Area
429 sq. ft
(39.85 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

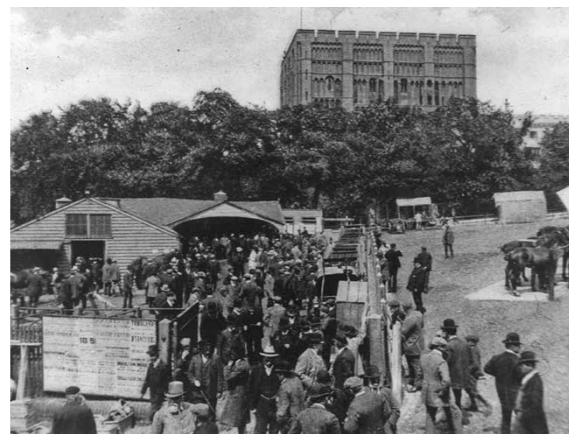
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 Sowerbys



“Low maintenance yet full of charm, the sunny courtyard garden extends the living space seamlessly during the warmer months.”



SERVICES CONNECTED

Mains electricity, water and drainage, Air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 9350-3369-1020-2994-6861

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: /// To be confirmed.

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SOWERBYS

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