



COAST & COUNTRY LIVING

Finer Details



Prestigious and highly sought-after location, just moments from Norwich city centre

Tucked away within an exclusive and private cul-de-sac setting

Generously proportioned accommodation throughout

Elegant dual-aspect sitting room filled with natural light

Separate dining room ideal for entertaining

Versatile study/playroom for modern family living

Contemporary fitted kitchen with ample workspace and garden outlook

Four well-sized bedrooms

Enclosed, walled rear garden offering excellent privacy

Patio area perfect for al fresco dining

Positioned within a quiet and highly desirable cul-de-sac just a short stroll from the vibrant heart of Norwich city centre, 6 Rectory Court presents a rare opportunity to acquire a spacious and beautifully arranged family home in a prime residential setting. This attractive property combines privacy, generous proportions, and versatile living spaces, making it perfectly suited to modern lifestyles.

Upon entering, you are welcomed by a particularly spacious and inviting hallway, setting the tone for the well-balanced accommodation throughout. A conveniently located downstairs WC adds to the practicality of the home.



The principal sitting room is both elegant and bright, benefiting from dual-aspect windows that allow natural light to pour in, creating a warm and airy atmosphere. This impressive space flows effortlessly through double sliding doors into a separate dining room, creating a wonderful sense of openness while still retaining clearly defined living areas.

From the dining room, double doors open directly onto the patio terrace, providing a seamless connection between indoor and outdoor living, perfect for entertaining and summer dining.





Adjoining the dining room is a generously sized study, offering excellent flexibility. Whether used as a home office, playroom, or additional reception space, it caters perfectly to the needs of a growing family or those working from home.

The kitchen enjoys pleasant views over the rear garden and is fitted in a modern style, providing extensive worktop space and ample room for a full range of white goods. A door leads directly out to the garden, enhancing convenience and practicality.





Upstairs, the property continues to impress with four well-proportioned bedrooms, along with a useful storage cupboard. The family bathroom is of a good size and is fitted with a bath and shower over, serving all bedrooms comfortably.





Externally, the home benefits from a well-maintained, enclosed rear garden, bordered by attractive walls that offer a high degree of privacy. The garden provides a peaceful and secure environment, ideal for both relaxation and entertaining, and features a patio area perfectly positioned for outdoor dining.

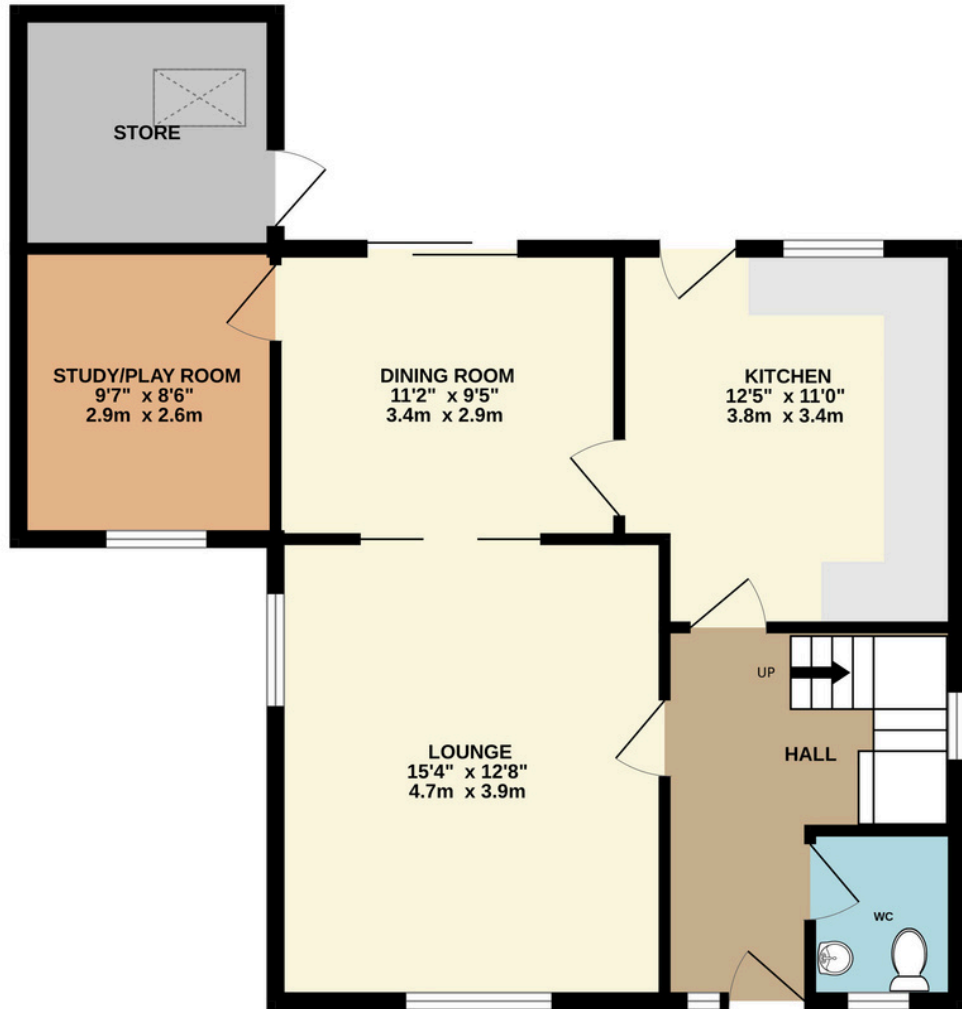
In addition, a useful external storage room adds further practicality.

Overall, 6 Rectory Court is a superbly located and generously sized home, offering a rare combination of tranquillity, space, and convenience in one of Norwich's most popular residential areas.

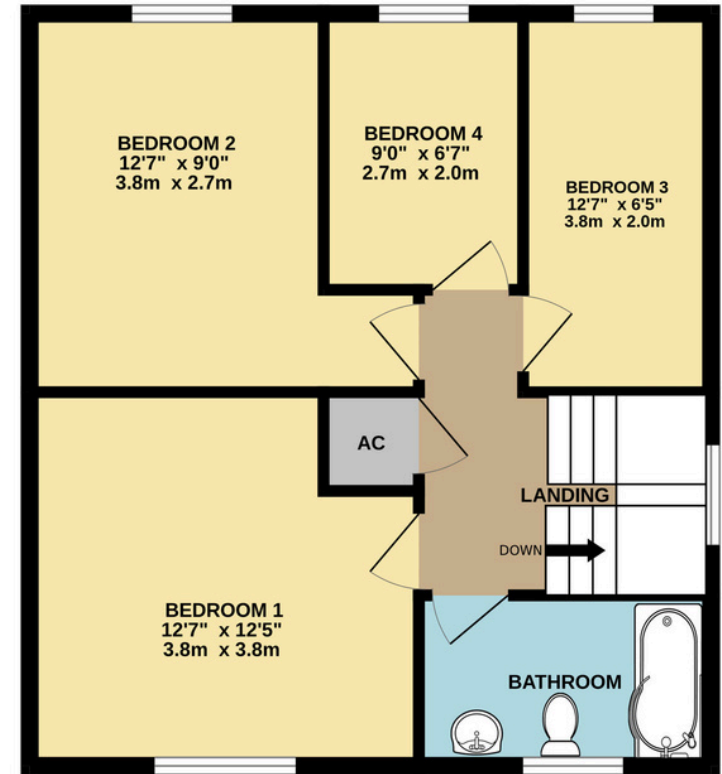




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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