



THE STORY OF

1 The Chestnuts

Norwich, Norfolk

SOWERBYS



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Norwich, Norfolk
NR7 8LZ

Detached Property

Private Cul-De-Sac

Sitting Room with Fireplace

Kitchen Breakfast Room

Study/Ground Floor Bedroom

Utility Room and Cloakroom

Three First Floor Bedrooms

Family Bathroom and En-Suite

Driveway with Parking

Double Garage

Well-Landscaped Garden

SOWERBYS NORWICH OFFICE

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This superb property is located with a small array of properties within a private cul-de-sac. Nestled amongst established planting, the property offers both privacy and tranquillity whilst the Cathedral City is a short distance away.

The property itself offers a fine sitting room with a central fireplace and access via double doors in to the kitchen breakfast room. The kitchen has plenty of room for a table and other furniture. Double doors also lead you out into the lovely garden to the rear. There is a well-appointed study that could also be used as a ground floor bedroom if required. Completing the ground floor is a utility room, separate cloakroom and also a shower and toilet/wet room.

The first floor is home to three good sized bedrooms. All with large built in closets A modern well-fitted family bathroom and an en-suite bathroom to the principle bedroom.

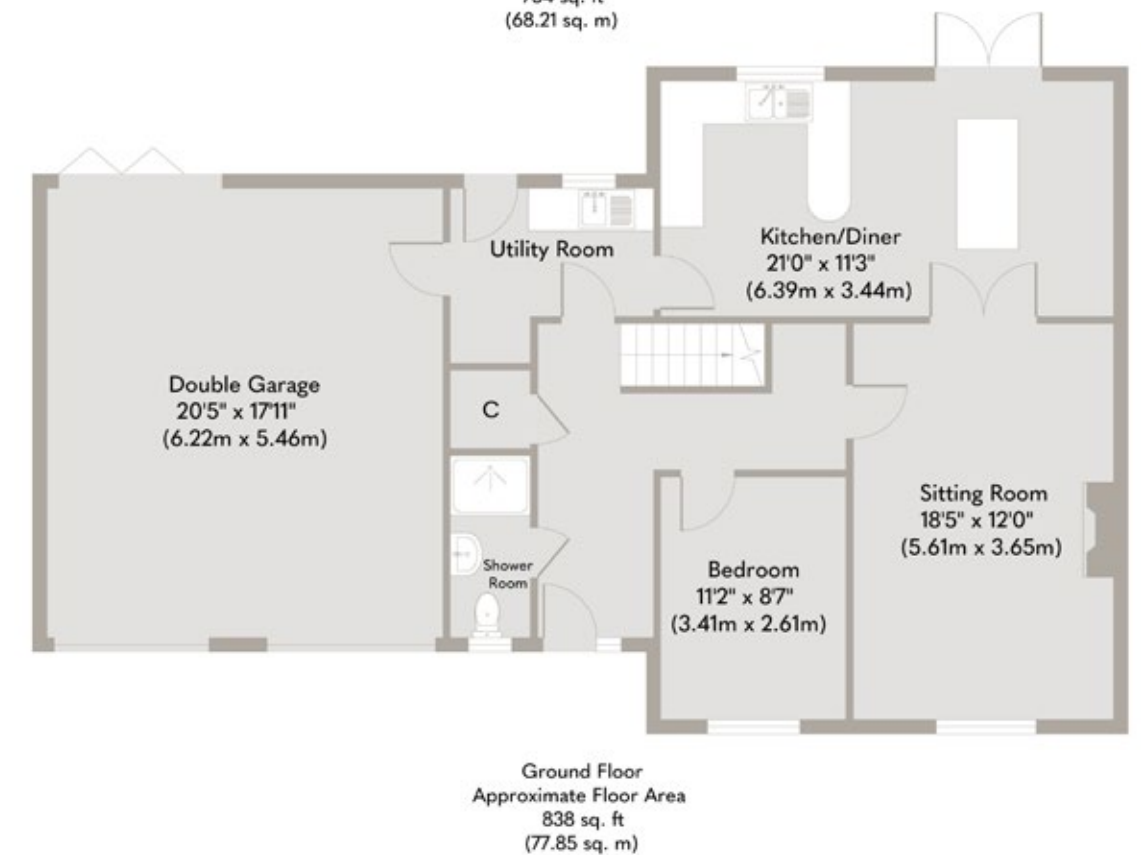
“We love the open-plan kitchen and dining area, where we can enjoy views across the garden, while the cosy living room is a wonderfully sunny place to relax.”

Outside, the property benefits from driveway parking and access to the large double garage, with established planting softening the frontage. To the rear is a landscaped and well-stocked garden, featuring a terrace ideal for outdoor entertaining, areas of lawn and an attractive variety of mature planting.



Our home is bright, cosy and relaxing. It's a quiet oasis while still being close to everything.





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

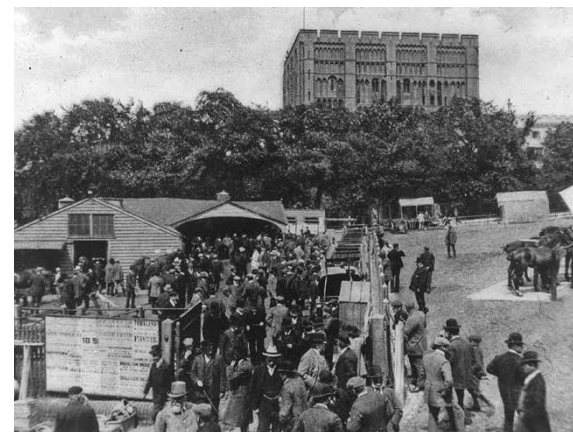
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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 the Vendor



“We’ve been here for over 20 years, and people rarely move because it’s such a lovely place to live.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2178-8640-2726-5155

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: ///goat.intervals.reach

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SOWERBYS

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