

# SOWERBYS

Norfolk Property Specialists



## 3 Rigbys Court

Norwich, Norfolk, NR2 1NT

Guide Price £400,000



Viewing by appointment with our  
Norwich Office 01603 761441 or [norwich@sowerbys.com](mailto:norwich@sowerbys.com)



### 3 RIGBYS COURT

Rigbys Court is a truly impressive Grade II listed early Georgian townhouse located within a most popular quarter of the Cathedral City of Norwich. Presented to an excellent standard throughout, the property benefits from elegant rooms over two floors, a fine décor and many period features. The accommodation offers a fine entrance staircase hall, a dual aspect drawing room with excellent ceiling height, an oak floor, central fireplace with a wood burning stove and cornicing. The atmospheric dining room, also of a lovely proportion, provides a central fireplace, oak flooring, cornicing, access to a cloakroom and a well fitted modern kitchen with marble worktops, a range of fitted units and a beautiful oak floor. Access to the rear lobby with an external door to a small inner courtyard and utility cupboard. The split level half landing serves a beautiful bath and shower room with high end fittings. The first floor serves a principal bedroom with a well fitted en-suite shower room. In addition, there is a further dual aspect bedroom with cornicing and dado rail.



## KEY FEATURES

- Impressive Grade II Listed Georgian Townhouse
- Superb Dual Aspect Drawing Room
- Attractive Fitted Kitchen with Marble Worksurfaces and Oak Flooring
- Dining Room with Central Open Fireplace
- Two Generous Bedrooms with Principal En-Suite and Further Shower Room
- Presented to an Excellent Standard with High End Fittings Throughout
- Sought After Location

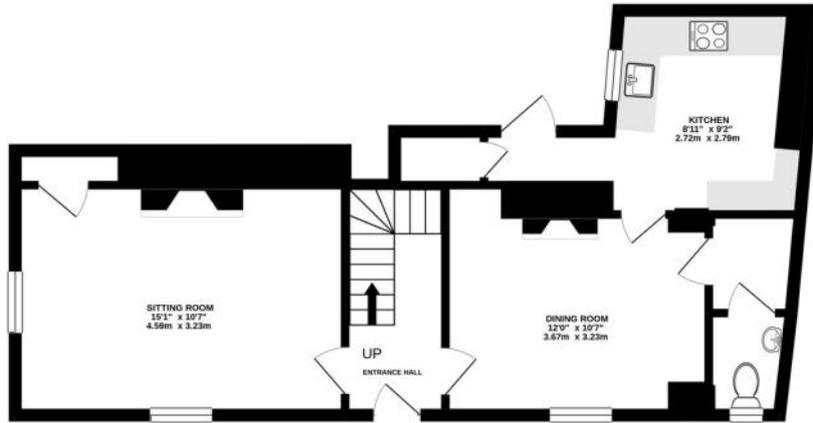




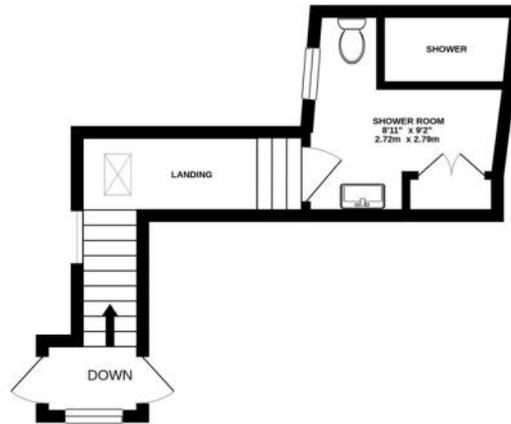




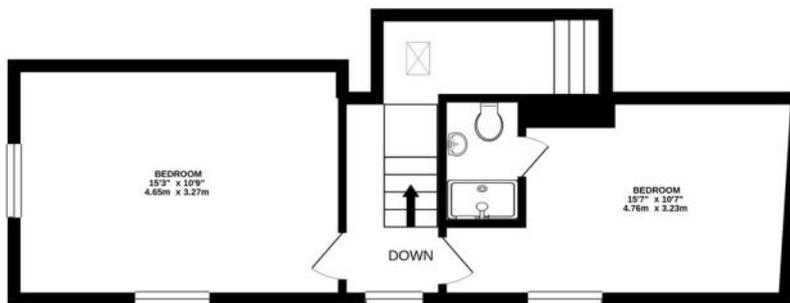
GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



SPLIT LEVEL  
157 sq.ft. (14.6 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.

## NORWICH

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

## SERVICES CONNECTED

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

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

Viewing by appointment with our Norwich Office:  
Old Bank of England Court, Queen Street, Norwich, Norfolk, NR2 4SX  
**01603 761441 • [norwich@sowerbys.com](mailto:norwich@sowerbys.com)**



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