



SOWERBYS

14 COTMAN ROAD

Norwich, Norfolk,
NR1 4AF



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- Attractive, Detached Family Home
- Elevated Position with Panoramic Views over the City
- Stunning Open Plan Living Space
- Contemporary Kitchen with Marble Worktops and Integrated Appliances
- Principal Bedroom with Dressing Room, En-Suite and Outstanding Views
- Three Further Bedrooms and Family Bathroom
- Landscaped Garden with Paved Terrace
- Detached Double Garage with Superb Office/Studio Above

Norwich Office

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The property is an attractive, stylish and well-appointed family house in an elevated position benefitting from superb panoramic city views.

The front door opens to the outstanding open-plan living space which comprises a kitchen/dining/family area. Bi-folding doors open from the dining area onto a large decked area which is perfect for alfresco dining. It enables the interior of the house to seamlessly fuse with the outside.

The kitchen has been comprehensively fitted in an attractive contemporary range of units with marble worktops and integrated appliances. The vendors have cleverly taken the marble and created a superb breakfast bar which also acts as a formal divide for the space. There is a door from the kitchen to the rear. An attractive wooden floor runs through the whole area. Beneath the stairs is a storage cupboard leading to a spacious utility/cloakroom. The double aspect sitting room is a lovely room, having a feature fireplace with log-burner, and french doors to the rear.

On the first floor the principal bedroom has outstanding views to the front and benefits from a dressing room and en-suite shower room. There are three further bedrooms and an excellent family bathroom with separate shower cubicle.

Externally, the property is approached via shared driveway leading to a large detached double garage. Steps lead up from here to the house. The paved terrace wraps around the property and the rear has also been landscaped with sleepers and borders. Of particular note is an outstanding room above the garage that is currently used as an office and is accessed from the lawn. It can be used for a variety of purposes but is ideal for those working from home. The vendors have created a contemporary glass and steel divide enclosing the terrace. Steps lead down to the area of lawn.





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 electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8868-7821-1220-5415-9902

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.

AGENT'S NOTE

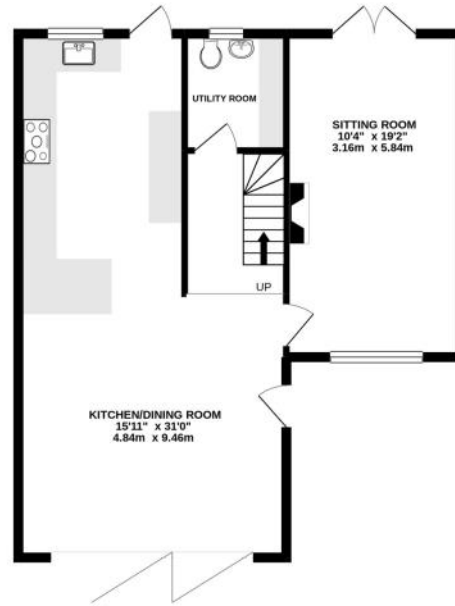
Please note the front photo is of when the vendors purchased the property in 2019 and does not show the glass and steel divide that encloses the terrace.



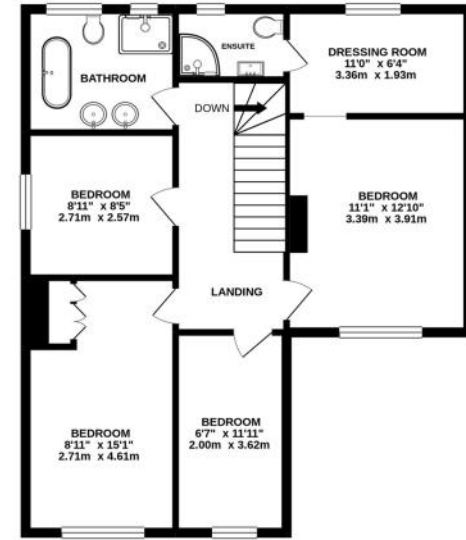
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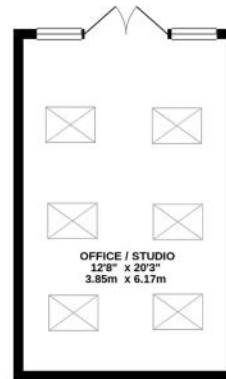
GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



LOWER GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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SOWERBYS
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