



THE STORY OF

16 St Marks Gardens

Norwich, Norfolk

SOWERBYS



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16 St Marks Gardens

Hatton Road, Norwich, Norfolk
NR1 2PT



Versatile Accommodation

Potentially Six Bedrooms

Cinema Room

Walled Garden

Gated

No-Through Road

Convenient Location

Renewable Heating System



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“This is a comfortable and convenient home in a fantastic location. For city life, it is very quiet.”

The biggest surprise at 16 St Marks Garden is that there’s certainly more than meets the eye here. What appears, upon first glance, as a conventional family home is certainly much more in reality.

The current owners built the house for their own occupation six years ago and were drawn by the quietness of the location being a ‘no through road’ - yet so convenient for the city centre.

Spread over three floors the accommodation is so versatile and can

easily be adapted to suit personal needs.

Having built the house and then lived it, the current owners decided to convert the garage and make the main sitting room larger. As hosts for family occasions, this extra space makes a brilliant entertaining area.

Entertainment doesn’t stop there with a cinema room on the lower ground floor. In the evenings, this is their favourite space as they can watch a movie on a big screen but within the comfort of their own home.

During the summer especially, our clients have loved their walled garden. Once the gates are shut it's like being in your own bubble, giving children the security to run around.

Moving to the house changed the lives of our clients. They were suddenly so close to the many amenities of the city from their doorstep and this enabled them to walk to restaurants and shops.

Whilst a modern house, the setting has so much history and originally formed the playground of the former St Marks Boys School - which was a substantial and imposing Victorian building now converted into apartments. It is always nice when new homes are created in historical settings as it immediately gives the landscape an established feel.









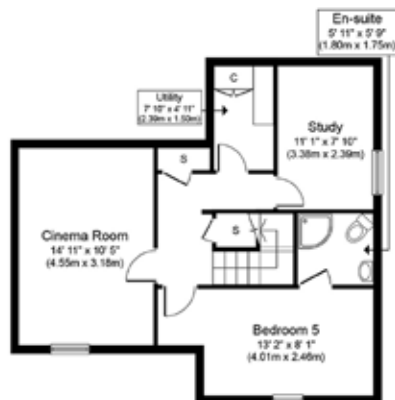




First Floor
Approximate Floor Area
547 sq. ft.
(50.8 sq. m.)



Ground Floor
Approximate Floor Area
876 sq. ft.
(81.4 sq. m.)



Basement
Approximate Floor Area
547 sq. ft.
(50.8 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.

ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as

an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There are also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



Norwich has a large selection of shops and market stalls for whatever you may need or desire.

“Within walking distance of the centre of the centre we love to explore the shops, go to the theatre, Norwich Castle or the cathedral.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Minus 7 heating system.
Electric gates and CCTV.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8125-7539-4109-7022-3992

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.

SOWERBYS



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