



THE STORY OF
Crescent Cottage
Norwich, Norfolk

SOWERBYS



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Crescent Cottage

8a The Crescent, Chapel Field Road, Norwich, Norfolk
NR2 1SA



Idyllic Grade II Listed Home

Exclusive and Sought-After Setting

Prime Location in the Heart of the City

Two Generous Double Bedrooms

Immaculately Presented Throughout

Elegant Period Features

Off-Road Parking

Large Garage

South-Facing Courtyard Garden



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“A leafy and secluded home in a super central location, perfectly set in the heart of the city.”

Nestled within the exclusive and highly sought-after leafy enclave of The Crescent, this fine example of an historic Georgian terrace home has been thoughtfully refurbished throughout by the current architect-owner. It now offers an extraordinary blend of refined, practical and light-filled accommodation alongside a wealth of splendid original features including sash windows, box shutters and ornate ceiling cornices.

Dating back to 1821, The Crescent is a collection of fine Georgian homes showcasing the very best of the architectural era and creating the framework for a unique setting enjoying its own thriving and supportive community within the city.

A stroll past the communal green and mature trees reveals the inviting front garden leading to Crescent Cottage.





The welcoming hallway is flanked by two striking rooms. The sitting room has opulent Georgian proportions bathed in reams of natural light via the large sash window dressed with functioning box shutters. A further reception room on the other side is a versatile and highly functional space including a central family room/formal dining room, currently serving as a reading room/study with direct access to a private courtyard garden.

Beyond this, the open plan kitchen/breakfast room provides a sociable hub for entertaining.

The ground floor is completed by the well-equipped utility/boot room, an inner hallway with a wealth of storage and a guest WC.

“We moved here in 2020 and have completely refurbished the house, but it’s essence is timeless and remains.”



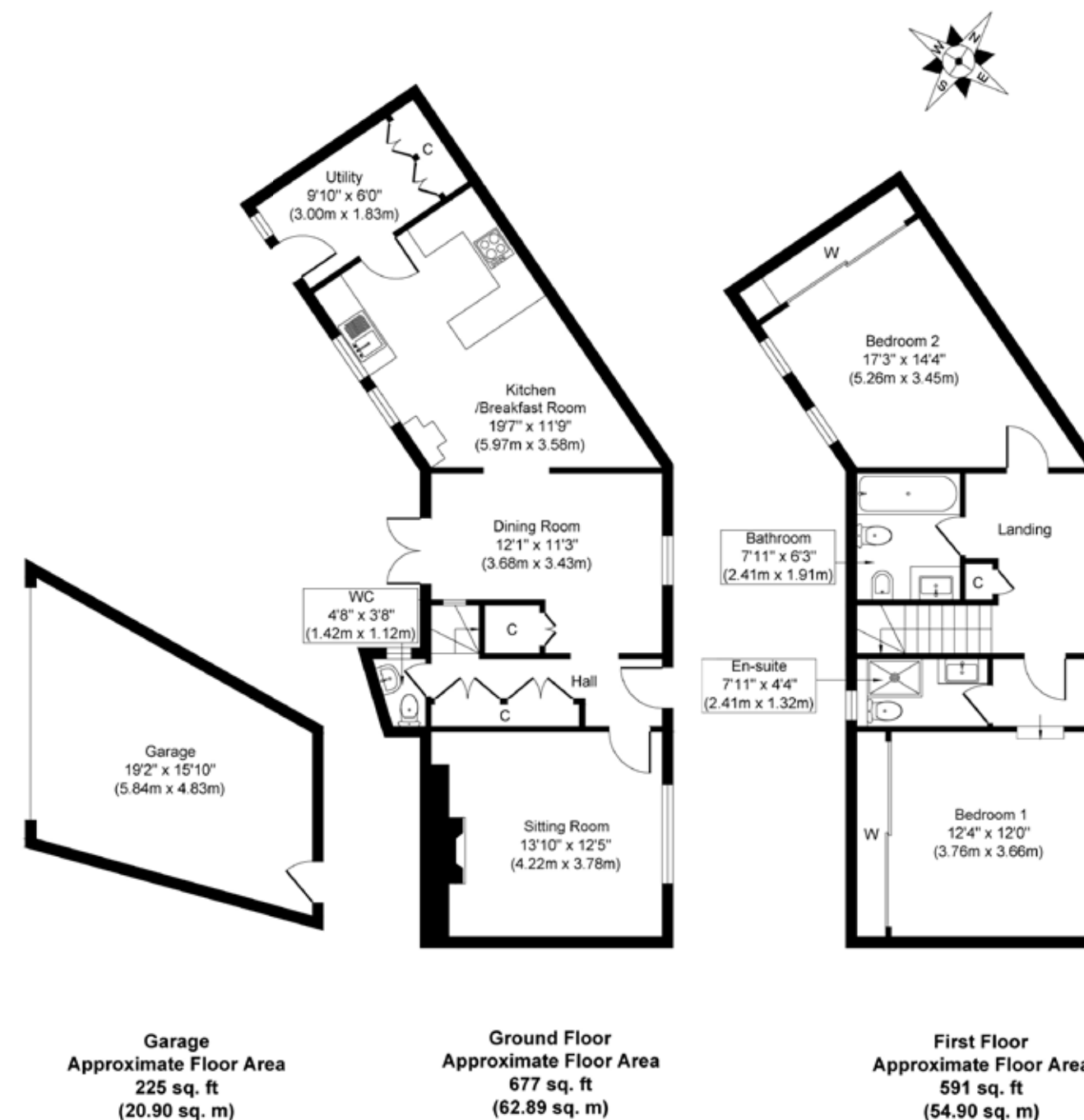
The first floor is home to the two excellent bedrooms. A principal suite enjoys every bit as much volume and light as the downstairs receptions and alongside it is a striking bank of bespoke cabinetry and a spacious shower room en-suite. The second bedroom is suitably large to provide yet more versatility, currently serving as a peaceful and productive home office. This bedroom is well-served by the neighbouring family bathroom.

“This is a very tranquil house, every window looks out onto calming green space.”

Amongst the most noteworthy features of this home is the excellent provision of outdoor space and functionality for such a central location. The pristine communal green is complemented by the private rear south-facing courtyard which provides a sheltered and tranquil oasis to soak up the sunshine, and share private al-fresco dinners with friends and family.

A large garage is an excellent asset of this home offering space for covered and secure parking, with additional permit parking to the front, but also a wealth of secure storage - alongside a car - if desired.





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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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. Its 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 west 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 is 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 is a fabulous city for art, culture, architecture, food and much more..."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///toys.wicked.trail

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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