



THE STORY OF

The Kirtle

Norwich, Norfolk

SOWERBYS

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The Kirtle

245 Drayton High Road, Norwich Norfolk
NR6 5BT

Art Deco Style Home

Wonderful Sitting Room

Well Fitted Kitchen/Breakfast Room

Snug and Conservatory

Utility Room and Cloakroom

Four Bedrooms

Dressing Room and Bathroom

Parking and Mature Front Garden

Well Landscaped Rear Garden and Pond

Popular Location

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“We’ve enjoyed the space available in the house. It’s enabled us to have family and friends stay without being overcrowded.”

Finding the perfect place to raise a family is never an easy find, but this wonderful home has been just that for our sellers.

This is an exquisite Art Deco-style home which offers a truly captivating lifestyle. This meticulously maintained residence is located in a popular area, which was one factor in this being an ideal choice,

for our clients, to raise a family in comfort and convenience.

As you step inside, you are greeted by a spacious entrance hall bathed in natural light, thanks to the striking Deco-style window on the stairwell. The room proportions throughout the house are impressive, creating a sense of grandeur and space.

The sitting room is a delightful space which boasts an abundance of natural light. Its centerpiece fireplace adds a cosy touch, perfect for those cooler months. From here, you can access the inviting conservatory, a tranquil oasis where you can appreciate the beautiful views of the meticulously landscaped rear garden, and the serene pond. It's an ideal spot to unwind and enjoy the peaceful surroundings.



“The conservatory offers lovely views. It’s a favourite spot to relax and can accommodate more than eight people.”



For moments of solitude, or a dedicated play area for children, the snug is a versatile retreat. It even features its own small kitchen area, adding to its functionality and providing the potential to be utilised as an annexe. Additionally, there is a utility room and cloakroom, providing convenience and practicality for everyday living.





Ascending the stairs, you'll notice the striking Deco-style window, offering glimpses of the outside world. The first floor houses four well-appointed bedrooms, each designed with comfort in mind. The dressing room adds a touch of luxury, providing ample storage space for your personal belongings. A family bathroom completes the accommodation, ensuring everyone's needs are met.



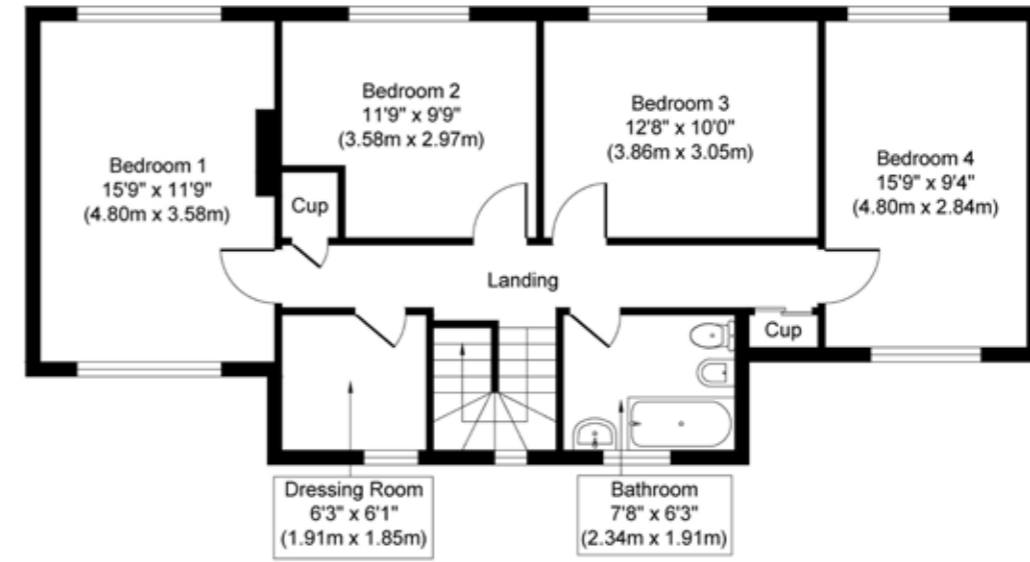
Outside, The Kirtle presents a charming frontage, accessed via a private road off Drayton High Road. The mature front garden is enveloped by well-established hedging to make you feel a sense of seclusion. Ample parking is available both to the front and side of the home, meaning that friends and family have space to come and visit.



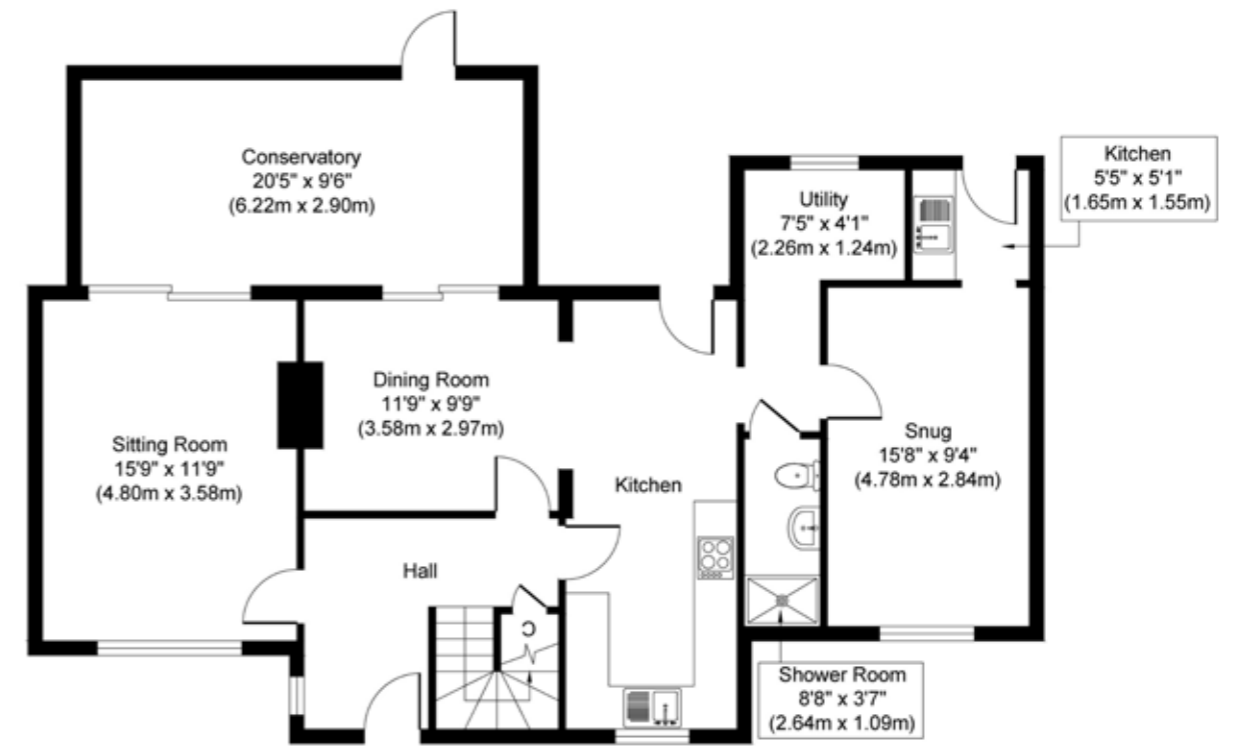
The rear garden is a true gem, with its focal point being the picturesque pond. Subtle railings ensure safety while allowing you to appreciate the beauty of the waterfall. The garden is meticulously landscaped, featuring a wide variety of specimen planting, a well-maintained lawn, and a terrace, offering multiple areas for relaxation and enjoyment. As an added bonus, you'll find your very own Monkey Puzzle tree, a touch of uniqueness to its surroundings. There's also a soft fruit area, vegetable plot and space for two sheds - meaning those with green fingers can make their produce prosper.



Combining Art Deco elegance with modern comfort, this home is in a great location and could be your forever home. With its captivating charm, it has been the perfect space for our clients to raise a family and entertain friends in a unique, happy and much-loved home...



First Floor
Approximate Floor Area
794 sq. ft
(73.76 sq. m)



Ground Floor
Approximate Floor Area
1070 sq. ft
(99.40 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.

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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



“On the edge of the city we’ve been able to enjoy the countryside too, with numerous walks nearby.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2493-3018-4203-0412-5204

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: ///meal.cheeks.blocks

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SOWERBYS



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