



21 St. Stephens Square  
Norwich | Norfolk | NR1 3SS

# CITY LIVING AT ITS BEST



This pretty grade II listed Georgian terrace sits neatly in a secluded residential square within the city centre and has friendly neighbours and a great local community garden, almost a village within a city!

With three double bedrooms and a pretty courtyard garden off the conservatory, this stunning period home offers city living at its best.



# KEY FEATURES

- A Pretty Grade II Listed Georgian Terrace in the Heart of Norwich
- Three Double Bedrooms; Shower Room; Further Separate WC
- First Floor Home Office/Study
- Sitting Room and Conservatory
- Kitchen/Dining Room
- Pretty Courtyard Garden to the Rear with a Brick Built Storage Shed/Workshop
- Walking Distance to the Bus Station, Railway Station, Castle, Cathedral and Shops
- The Accommodation extends to 1,218sq.ft
- Energy Rating: D

The current owner chose this location after living abroad for many years, because of Norwich's charm, accessibility from London and affordability, a city offering a cultured life, a vibrant buzz, and plenty of green space.

## The Complete Package

As soon as the current owner walked through the front door she knew this would be her next home and the positive energy still flows through this characterful city home. Entering via a paved path to a stylish wooden door you are greeted by a well proportioned sitting room exuding period charm with a handsome working fireplace, cornices and window in keeping with the Georgian era. Stairs from the sitting room lead to the basement, currently used as a double bedroom but allows flexibility and could easily be used as a separate lounge or an office. The welcoming kitchen/diner is the heart of this home and a highlight for the current owner has been hosting dinner parties for friends. And in good weather, deciding which of the pretty garden seating areas to choose to enjoy good food.

## Light & Airy

The kitchen flows to a light and airy conservatory with tiled floor, which provides extra social space for all, during get togethers as well as a peaceful spot to read when the house is quieter. With three double bedrooms there has always been plenty of space for family and friends to stay. Two generous, bright double bedrooms are found on the first floor and enjoy built in wardrobes. The principal bedroom also benefits from an extra built in cupboard. A home office/nursery can be found to the front of the home on this floor, as well as the substantial family bathroom with double size walk in shower and the extra WC, an added bonus, which overlook the rear.





# KEY FEATURES

## Sun In The City

The outside space here is absolutely enchanting with the feel of an English cottage garden. The front shingled garden faces due East and is perfect for the morning cuppa with well-established planting affording privacy. The rear of the house is served by a secluded and peaceful terrace - a sun-trap with two entertaining areas and a planting of vibrant climbers, shrubs and colourful flower beds to make al-fresco dining a wonderful experience. The brick-built storage shed/workshop is a practical addition - somewhere to store bikes, outside furniture, gardening tools or to pursue a hobby if you wish. Being so close to the city hustle and bustle it's a revelation to sit outside and not hear any noise at all - this garden is whisper quiet.

## A Safe & Welcoming Neighbourhood

Friendly neighbours are perhaps a bit of a cliché but are so true here - the community comes together for celebrations and even has a WhatsApp group to keep each other informed of events. They have lovingly created a community garden where festivities and parties take place regularly and there is even a pub at the end of the street! 'During recent years neighbours have shared historic photos of the houses and area and stories of previous residents.

## Effortless Living

From the arts to fine dining, retail therapy to health clubs, riverside walks to paddleboarding or canoeing Norwich lives up to its name as A Fine City. St Stephens Square nestled in its secluded position allows you to take full advantage of everything this city has to offer. Even supermarket shopping is on your doorstep with a choice of Sainsbury's or Marks & Spencer so close by. Some of the city's most prestigious schools are also within walking distance and the city boasts two excellent universities as well as a teaching hospital, all within reach by regular bus services. Permit parking is available with this home, and the current owner has found travel so easy due to the location. You are within walking distance of Norwich's main bus station and close to the railway station. Car sharing is popular here too so travelling further afield really is simple.



















# INFORMATION

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## On The Doorstep

The house is within easy walking distance of a wide range of retailers, from national brands to independent boutiques and shops, Chantry Place and Castle Quarter shopping centres, restaurants, bars, cafes and the market place. There are also several theatres, cinemas, a number of good schools in both the state and private sectors as well as the University of East Anglia and Norwich University of the Arts nearby. The bus station is just a five minute walk from here and it is easy to pick up the main A11 road to London and other routes out of Norwich from this position.

## How Far Is It To?

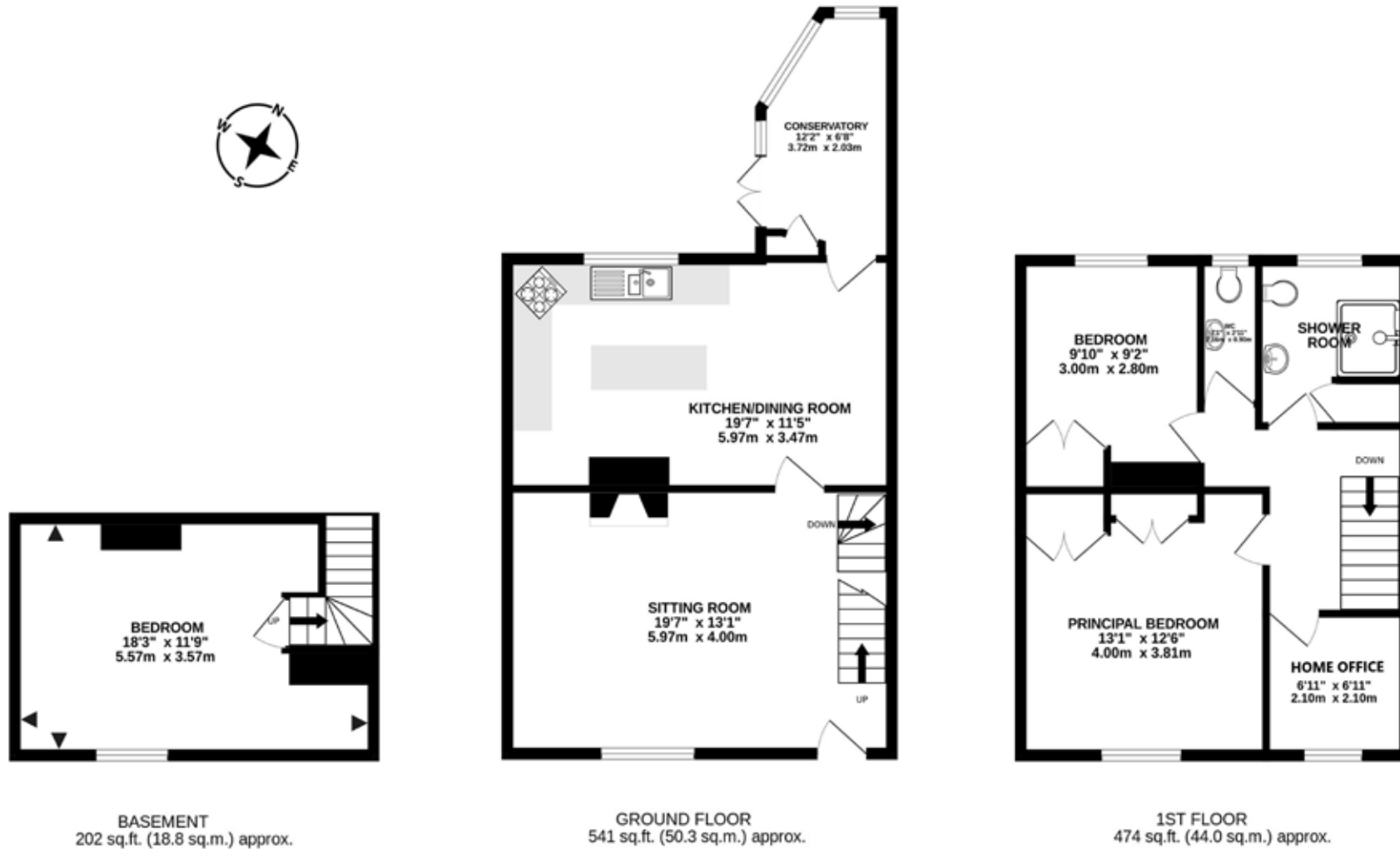
Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

'Leave Norwich city centre on Chapelfield Road, heading for Grapes Hill. Turn left into Wessex Street and then immediately left again into St Stephens Square, passing the community garden on your left. Proceed along this road, whereby number 21 will be found on the right hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Norwich City Council – Council Tax Band C  
Freehold



**BASEMENT**  
202 sq.ft. (18.8 sq.m.) approx.

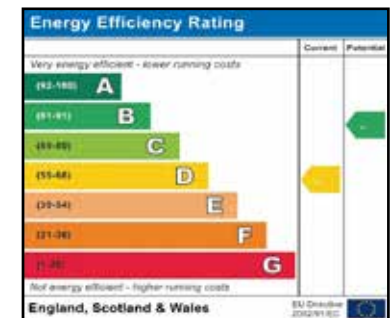
**GROUND FLOOR**  
541 sq.ft. (50.3 sq.m.) approx.

**1ST FLOOR**  
474 sq.ft. (44.0 sq.m.) approx.

**TOTAL FLOOR AREA: 1218 sq.ft. (113.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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