



THE STORY OF

48 Mount Pleasant

Norwich, Norfolk

SOWERBYS

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Norwich, Norfolk,
NR2 2DH

Impressive Home

Abundance of Character and Period Detailing

Elegant Drawing Room

Incredible Kitchen/Breakfast Room

Family Room and Cloakroom

Four Excellent Bedrooms

Family Bathroom and En-Suite

Abundance of Period Detailing

Easy Access to the City Centre

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“A great family home.”

This wonderful period home has been sympathetically updated throughout. An innovative extension to the rear has created the most incredible kitchen/breakfast room; a space where our sellers love to spend time cooking, relaxing and enjoying great views of the garden through the bi-fold doors.

As you enter, the period detailing is superb in the entrance hall and is a fine example of its origins. A useful cellar is also accessed from the hall. The drawing room to the front is a great room to relax. Especially cosy in the winter with the warmth from the wood-burning stove.

The family room is a wonderful versatile room and leads straight into the incredible kitchen/breakfast room. Flooded with plenty of natural light, this room is perfect for entertaining family and friends, with the bi-fold doors inviting the outside in.

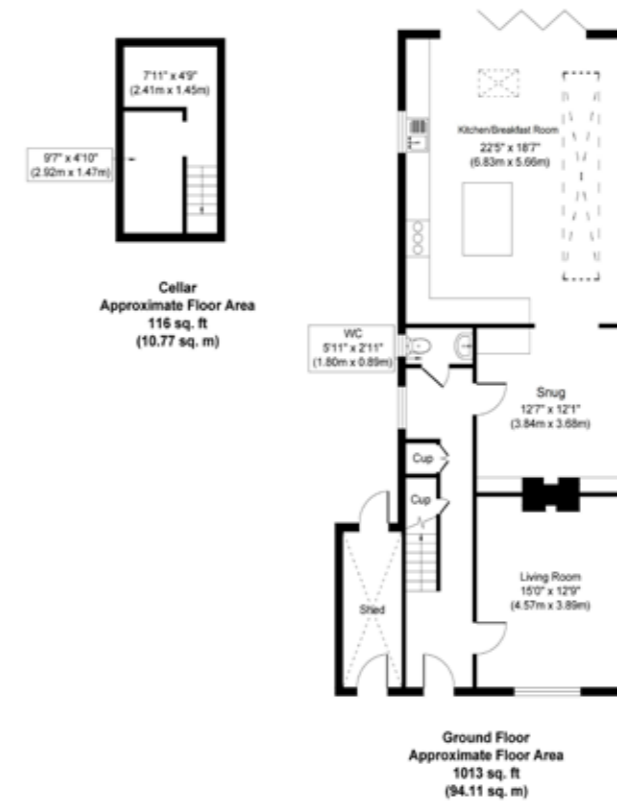
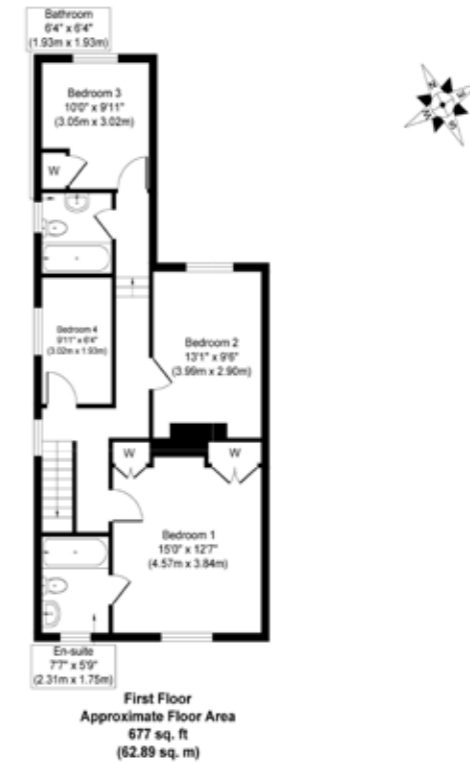
To the first floor via the elegant staircase, the principal bedroom to the front has a leafy outlook and benefits from a modern and stylish well-fitted en-suite bath and shower room. In addition, there are three further bedrooms and a well-fitted family bathroom.





To the front there is plenty of parking on the brick weave drive. Specimen planting softens the approach, and a gated side return is perfect for storing bikes. To the rear, the current sellers are a great fan of wildlife and have created a haven. A paved terrace, lawn, and an array of planting with specimen trees provide a wonderful area to enjoy the peace and tranquillity whilst having the bustling city close by.

“The outdoor space we created is a thriving environment for wildlife.”



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



48 Mount Pleasant - Back garden.

“We have great neighbours, fantastic local pubs, and we're close to the city yet are still able to enjoy tranquillity.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D:- 5217-8124-6090-0378-9226

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: ///outfit.spoken.kicked

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SOWERBYS



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