



THE STORY OF

# 2 St. James Meadow

*Norwich, Norfolk*

**SOWERBYS**



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# 2 St. James Meadow

Norwich, Norfolk,  
NR3 1TR

Superb City Townhouse

Four Bedrooms, Three Bathrooms

Open-Plan Kitchen and Sitting Room

Sympathetically Updated

Large South-Facing Terrace Garden

Two South-Facing Balconies

Cinema Room

Easy Reach of the City Centre and Railway Station

Private Parking and Garage

Close to the River Wensum

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“...a wonderful home where the River Wensum and the amenities of the city are close by.”

This superb, four storey city townhouse offers a wonderful home where the River Wensum and the amenities of the city are close by. An idyllic family home, or simply a great lock up and leave.

The flexible and versatile accommodation is of an excellent size and flooded with plenty of natural light.

The ground floor has a welcoming entrance hall and a cloakroom. The

superb open-plan sitting room and kitchen is the perfect place to entertain, or relax after a busy day. The kitchen has been remodelled to create the perfect cooks kitchen, whilst the sitting room is spacious and flows perfectly onto the large south-facing terrace. A perfect place to soak up the sun, relax with a good book or entertain friends and family.

For the avid movie buff, a cinema room can be found on the lower level, in addition to access to the integral garage.









The fine oak staircase takes you to the first floor where three well-appointed bedrooms are located. One with a modern en-suite, whilst the other two are served by the separate family bathroom and enjoy access to the south-facing balcony, the perfect spot to enjoy your morning coffee.

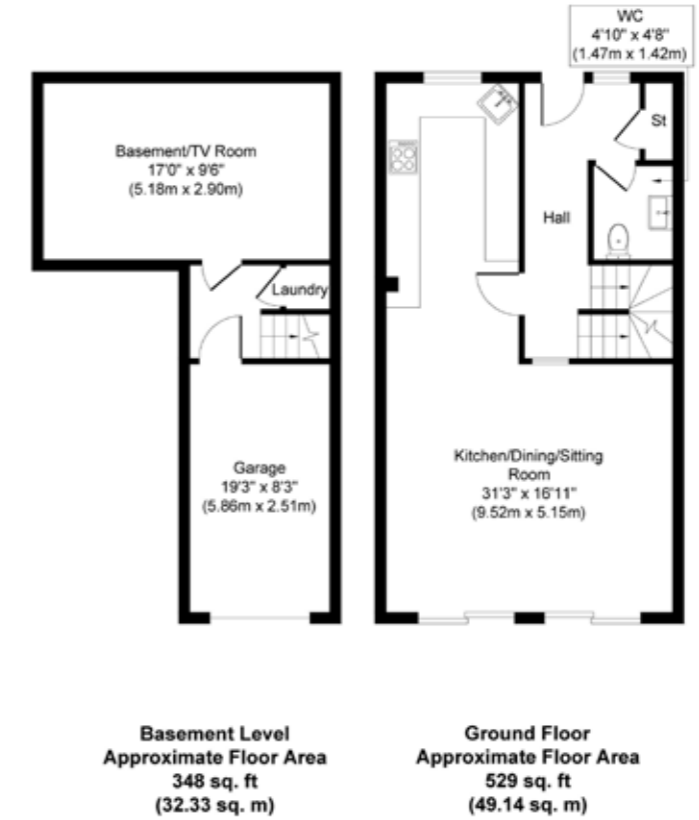
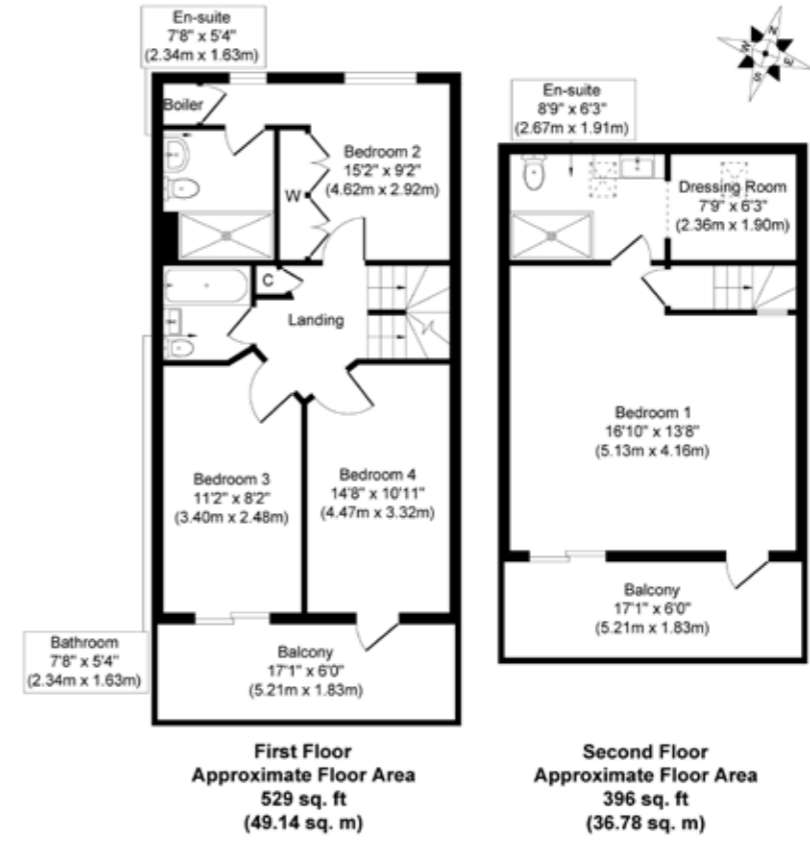
Continue up to the top floor and you'll find the spacious principal bedroom with a modern, well-fitted en-suite and a dressing room. A sliding door opens out onto yet another south-facing balcony where you can bask in the sun.



Outside, this exclusive development has its own access which leads to a private undercroft tandem parking space and the garage. To the front there is a pathway leading to the front door. Whilst the rear, south-facing terrace garden is of low maintenance, our sellers have filled the space with beautiful potted plants and greenery to create their own oasis.







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 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 Sowerbys



Norwich Market

“The vibrant city of Norwich, and all of its amenities, are right on your doorstep.”

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 3837-7528-7200-0812-9226

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: ///chop.term.dozen

## AGENT'S NOTE

There is a service charge payable of £500.00 per annum.

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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