



THE STORY OF

# 39 Cecil Road

*Norwich, Norfolk*

SOWERBYS

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THE STORY OF

# 39 Cecil Road

Norwich, Norfolk,  
NR1 2QL

Excellent Edwardian Home

Most Popular Location

Plenty of Period Features

Characterful Sitting Room and Fireplace

Sociable Kitchen/Breakfast Room

Utility Room and Shower Room

Four Bedrooms and Family Bathroom

Parking and Garage

South-Facing Garden with Wrap-Around Veranda

SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“The house features in The Norwich Society’s ‘Local List’ of buildings of architectural significance...”

An abundance of character and period detailing emanates from this eclectic Edwardian home. Picture rails, high ceilings with ornate coving and ceiling roses, and period fireplaces give 39 Cecil Road a sense of grandeur, whilst feeling homely and comforting. As you enter the fine sitting room your eyes are instantly drawn to the incredible ornate leaded bay window; an amazing feature of this room and a wonderful gesture to the period of this home. The open fireplace and its stunning surround are impressive, and make for a cosy atmosphere on colder evenings.

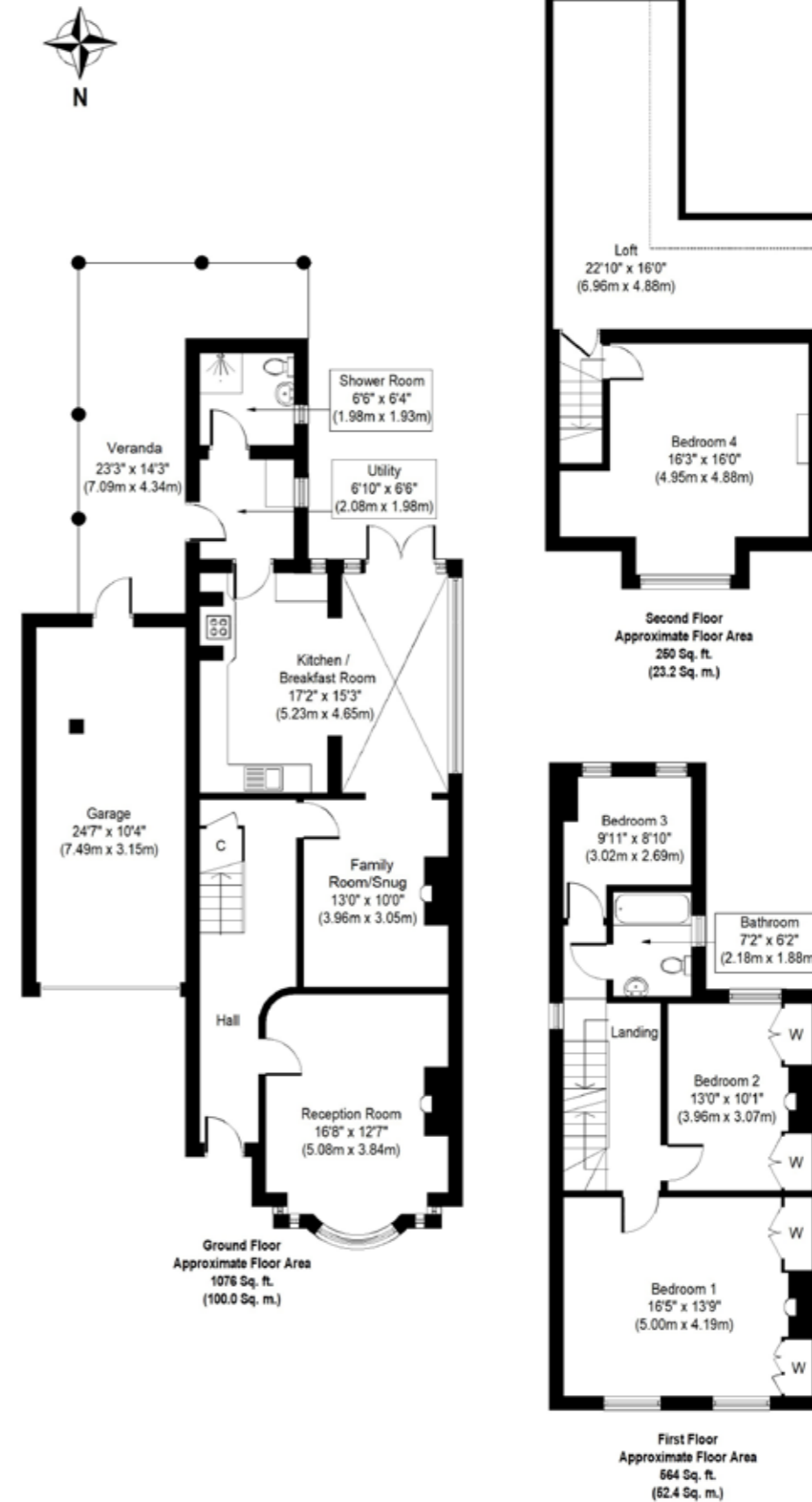
The kitchen is a real showstopper and makes a wonderful space to entertain and cook. The addition of the glazed side return enables plenty of natural light to flood the room as well as creating extra room for a table. It's the perfect setting for a lazy Sunday breakfast with the newspapers or a dinner party with friends. Just off the kitchen is the family room/snug, where you can curl up with a book or become absorbed in a film and forget the world. To complete the ground floor there is a useful utility room, and a modern shower and cloakroom.



The first floor is well laid out and serves three light-filled bedrooms, with the generous principal bedroom to the front. Built-in storage in bedrooms one and two makes excellent use of the space, and the three bedrooms share a well-appointed family bathroom. The top floor extends the sleeping accommodation and serves as a further bedroom, or an office with a stunning view of the city.



“...the height and size of the rooms is fantastic.”



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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To the front of the pretty mock-Tudor façade - the terrace's architecture is unique, and part of The Norwich Society's 'Local List' of buildings of architectural significance - there is a gravelled parking area and access to the garage.

The rear garden is a wonderful space for outdoor entertaining, with a wrap-around veranda the perfect place to socialise, sit back and relax. The garden itself is well landscaped, with a south-facing terrace extending out from the veranda and then leading on to the lawn. A private haven within the city; mature trees and shrubs, beautiful planting, and a feeling of seclusion make this garden a joy to be in.



“We love the veranda space, and the garden we’ve created is incredibly tranquil.”

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.

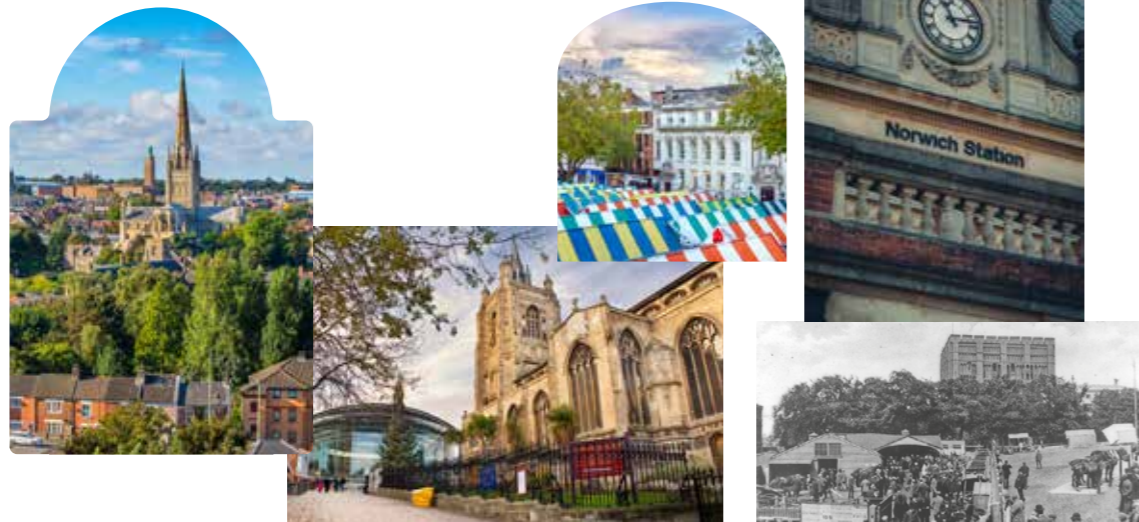
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today 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



View of the city from the top floor

“The view from the office desk across the city is one of the things we’ve loved most..”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 9596-3921-4209-1042-9200

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: ///many.venues.learn

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# SOWERBYS



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