

THE STORY OF

38 St Matthews Place

Norwich, Norfolk

SOWERBYS



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38 St Matthews Road

St Matthews Road, Norwich,
NR1 1SP

Beautiful Two Bedroom Duplex
Featuring Panoramic City Views

Immaculately Presented Throughout
with Stunning Original Features

Open Plan Living Opens in this Low Maintenance Home

Superb Location for City and Train Station

Secure Gated Parking

Enjoying a prime location just a short stroll from the city centre and train station, this immaculately presented two-bedroom apartment boasts all the character one could hope for within this most unique former Parish Hall. Arranged over two floors, the highly flexible accommodation stretches to over 1,100 sq. ft and showcases splendid proportions with vaulted ceilings and original features including an extraordinary ornate trefoil window.

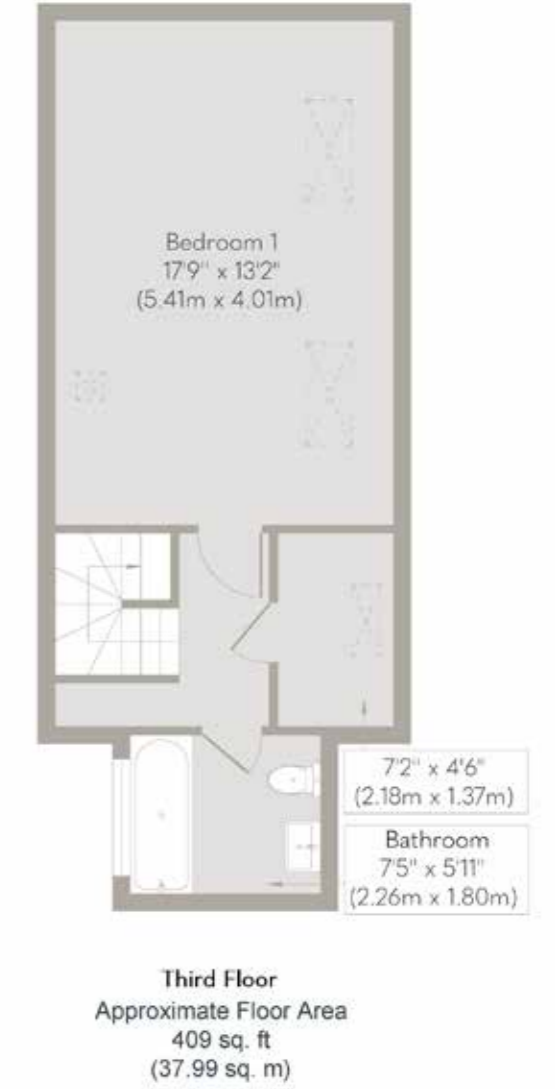
The primary reception space is wonderfully sociable with an open plan layout throughout and filled with natural light and a variety of architectural idiosyncrasies. The beautiful kitchen boasts an impressive amount of storage and functionality with the clever layout giving it excellent definition of its own. Valuable

versatility is catered for with an en-suite bedroom also found on this floor making for an ideal study/snug should the need arise.

Arguably the star of the accommodation is the stunning top floor bedroom showcasing vaulted ceilings, exposed original timbers and on full display is the breathtaking trefoil window complete with stained glass. Panoramic views of the city skyline adorn the room via the multiple skylights whilst a dressing area and en-suite ensure this is a principal suite appointed to the highest order.

In a superb addition to the central location, allocated private parking is provided behind secure electric gates.

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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 are 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



"I have lived here for eight years; in this time, I have made use of all the public transport. The flat is near to the market, cathedral, and theatre."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Dimplex heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9958-7903-7210-3995-8920

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

Leasehold.

Length left of lease: 117 years

Service charge: £1857

Ground rent: £100

LOCATION

What3words: ///spoon.panel.poppy

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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