



THE STORY OF

# 92 St. Clements Hill

*Norwich, Norfolk*

SOWERBYS

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# 92 St. Clements Hill

Norwich, Norfolk,  
NR3 4BY

Quintessential Georgian Home

Popular Location

Wealth of Period Features

Immaculately Presented Throughout

Off Road Parking

Manicured Front and Rear Gardens

Well-Kept Cellar

Selection of Outbuildings

Photovoltaic Solar Panels and Pod  
Point EV Charging Point

Desirable NR3 Address

**SOWERBYS NORWICH OFFICE**  
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“We would describe our home as spacious, warm, charming, and peaceful. Full of character.”

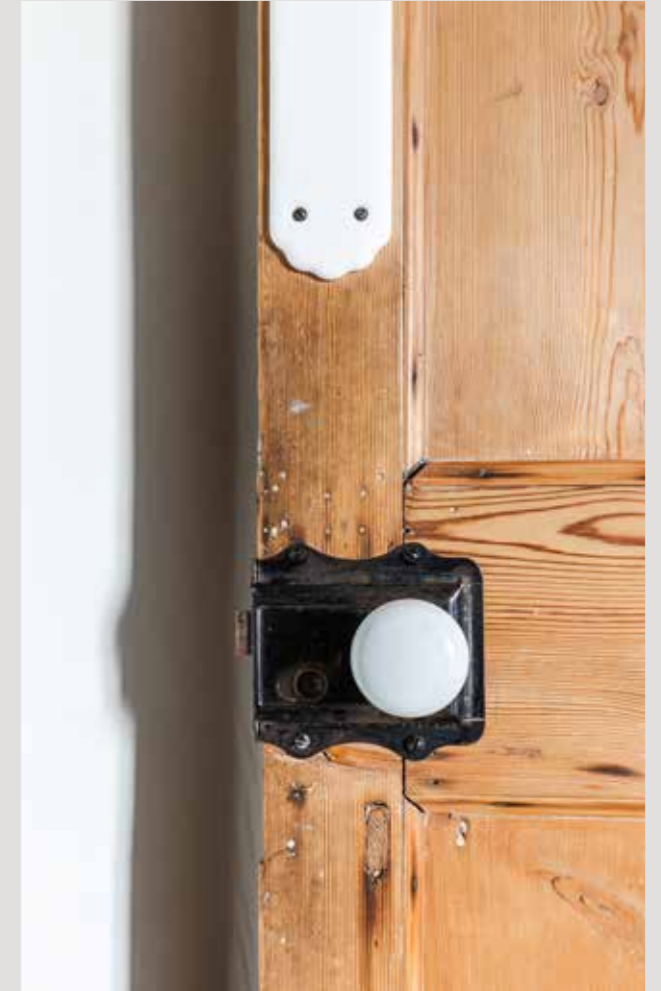
Standing proud amongst one of the most popular residential addresses north of the city, this fine Georgian city home boasts every bit as much drama and elegance as one would hope for, while offering the warm embrace of a truly loved and fulfilling family home.

A stroll down the front path, flanked by manicured lawns, leads to the front door, revealing an oasis of timeless accommodation beginning with the welcoming entrance hall. As expected in such a prototypical Georgian home, the entrance hall is graced by two elegant receptions – the formal living room and dining room. Both dressed in a wealth of period features including ceilings roses, coving, ornate moulding. The enormous bespoke sash windows invite an abundance of natural light into the house.

The rear of the property features the kitchen with wonderful garden views, while a family room extends into the substantial garden room and brings sociable, open-plan modernity to this traditional property.

With a formal count of six bedrooms, the versatility enjoyed by the first and second floor is difficult to overstate. Two stunning bedrooms to the front, including the principal bedroom, enjoy every bit as much drama and elegance as was found in the formal receptions, while two further bedrooms to the first floor are well-served by the central family bathroom.

Two further bedrooms to the second floor, either side of the central cloakroom, provide invaluable versatility, with one currently serving as a peaceful study.





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.

Amongst the finest features of this home is the plot in which it sits – the spacious front garden allows for a timeless and grand approach, while the sprawling rear garden is an oasis of gardening passion and happy memories of a fulfilling ownership spent with dear friends and family. An expanse of well-kept lawn is interspersed with well-stocked flower beds and multiple dining terraces, perfectly placed to make the best of all-day sunshine.

A large brick build outbuilding is complemented by a further workshop/store, a summerhouse with power, and a chalet-style playhouse (much loved by the grandchildren).





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



“Both front and back gardens are beautifully landscaped with flowers, roses, and fruit trees. We created secluded spaces where it is easy to relax and enjoy the peace.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 4800-4866-0722-8228-3373

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: ///coast.venues.cute

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# SOWERBYS



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