



THE STORY OF

11 Sutherland Avenue

Norwich, Norfolk

SOWERBYS

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11 Sutherland Avenue

Norwich, Norfolk,
NR6 5LN

Well-Appointed Family Home

Modern Well-Fitted Kitchen

Excellent Sitting Room

Fine Garden Room with Views

Study and Separate Cloakroom

Ground Floor En-Suite Bedroom

Three First Floor Bedrooms,
En-Suite and Family Bathroom

Well-Landscaped Garden

Gravelled Drive with Parking

Popular Location

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“It’s a beautiful, spacious, multi-use property.”

This wonderful family home has been sympathetically extended to create well-proportioned accommodation. It is a loving home where the current owners enjoy the excellent room configuration and the great garden they have created.

The hub of the home is the wonderful kitchen/breakfast room where you will find plenty of cupboards in striking blue and grey, and plenty of room for a table where you can enjoy breakfast, lunch and dinner. There is a cosy sitting room to the front, a well-appointed study, and

a ground floor bedroom with a modern en-suite bath and shower room.

The recent addition has been the reception room to the rear, a bright and spacious room with french doors and bi-folds leading you out on to the superb well landscaped garden.

The first floor facilitates the three well-appointed bedrooms as well as a modern family bathroom, with the principal bedroom having a modern en-suite shower room and built in wardrobes.



“We love opening the bi-folds and enjoying the beautiful view out to the garden.”





First Floor
Approximate Floor Area
659 sq. ft
(61.24 sq. m)



Outbuilding
Approximate Floor Area
86 sq. ft
(8.00 sq. m)

Ground Floor
Approximate Floor Area
1105 sq. ft
(102.64 sq. m)

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.

Outside and to the front there is a gravelled driveway with parking. To the rear, the current owners have created a fantastic well-landscaped garden.

A decked terrace, raised lawn with sleepers, a stone and paved pathway with pergola leads you to the raised paved terrace and planter with ambient lighting. In addition, there is a useful garden shed.

“The garden has been an incredible place for my children to explore.”



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 the Vendor



“It's in the perfect area for lovely schools and surrounded by parks, shops and a selection of pubs.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8858-7821-2480-5336-1926

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: ///bubble.lucky.caked

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SOWERBYS



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