



THE STORY OF

# East House

*Norwich, Norfolk*

**SOWERBYS**



S

THE STORY OF

# East House

96 Newmarket Road, Norwich  
NR2 2LB

Extraordinary City Residence

Forming Part of a Noteworthy Victorian Manor House

Gated Entrance

Open Plan and Tradition Formal Receptions

Opulent Proportions

Grandeur and Character Features

Low Maintenance Home

Highly Sought After Location

Off Road Parking and Garage

Private Enclosed Garden

**SOWERBYS NORWICH OFFICE**

01603 761441

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



“...provides a desirable lifestyle within gated grounds on Newmarket Road.”

This lovely home is part of a Victorian Manor house from 1867. It offers the grand proportions and luxury of a historic mansion without the burden of maintaining a large property. With 2,000 sq. ft. of spacious living space, East House provides a desirable lifestyle within gated grounds on Newmarket Road. It's a low-maintenance home, allowing you to make the most of your time and enjoy city living to the fullest.

As you enter the ornate front entrance, you're greeted by the warm atmosphere of East House. The stunning living room

features high ceilings, plaster coving, and a bay window which fills the room with natural light. It's perfect for elegant gatherings or simply relaxing with your family after a busy day in the city. The sociable kitchen/dining room continues the impressive decor with fine cabinetry, integrated appliances, and solid timber worktops. The breakfast bar is great for informal dining or entertaining friends while you prepare meals. Double doors lead from the dining area to the raised outside dining terrace, which overlooks the beautiful rear garden.







The first floor offers great flexibility with three large double bedrooms, each of which could also serve as an additional reception room if needed. The luxurious principal suite features high ceilings and a bay window. It has an en-suite shower room, while a Jack and Jill bathroom serves as either an en-suite for the second bedroom or a family bathroom for the two guest bedrooms.



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.



The property features an outstanding plot and outdoor facilities. Electric gates and a driveway provide off-road parking at the front and rear, along with an en-bloc garage. The well-kept rear garden includes two levels of paved terraces, ideal for enjoying the sunshine, along with a manicured lawn bordered by mature shrubs and various brick and timber outbuildings/stores.







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.



## SERVICES CONNECTED

Mains water, electricity, drainage and gas.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 0320-2405-1290-2024-6711

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

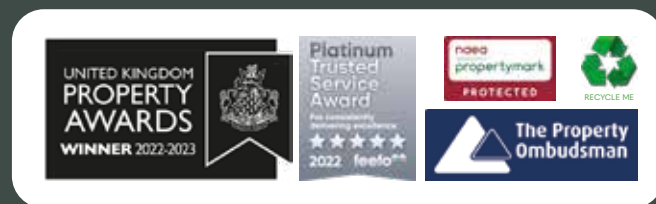
Freehold.

## LOCATION

What3words: ///year.oath.music

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL