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THE STORY OF
11 St Miles Alley

Norwich, Norfolk

SOWERBYS



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11 St Miles Alley

Norwich, Norfolk
NR3 3DP

Three Storey Townhouse

Walking Distance to the City

Beautiful Open-Plan Sitting
Room and Modern Kitchen

Two First-Floor Bedrooms and Boutique En-Suite

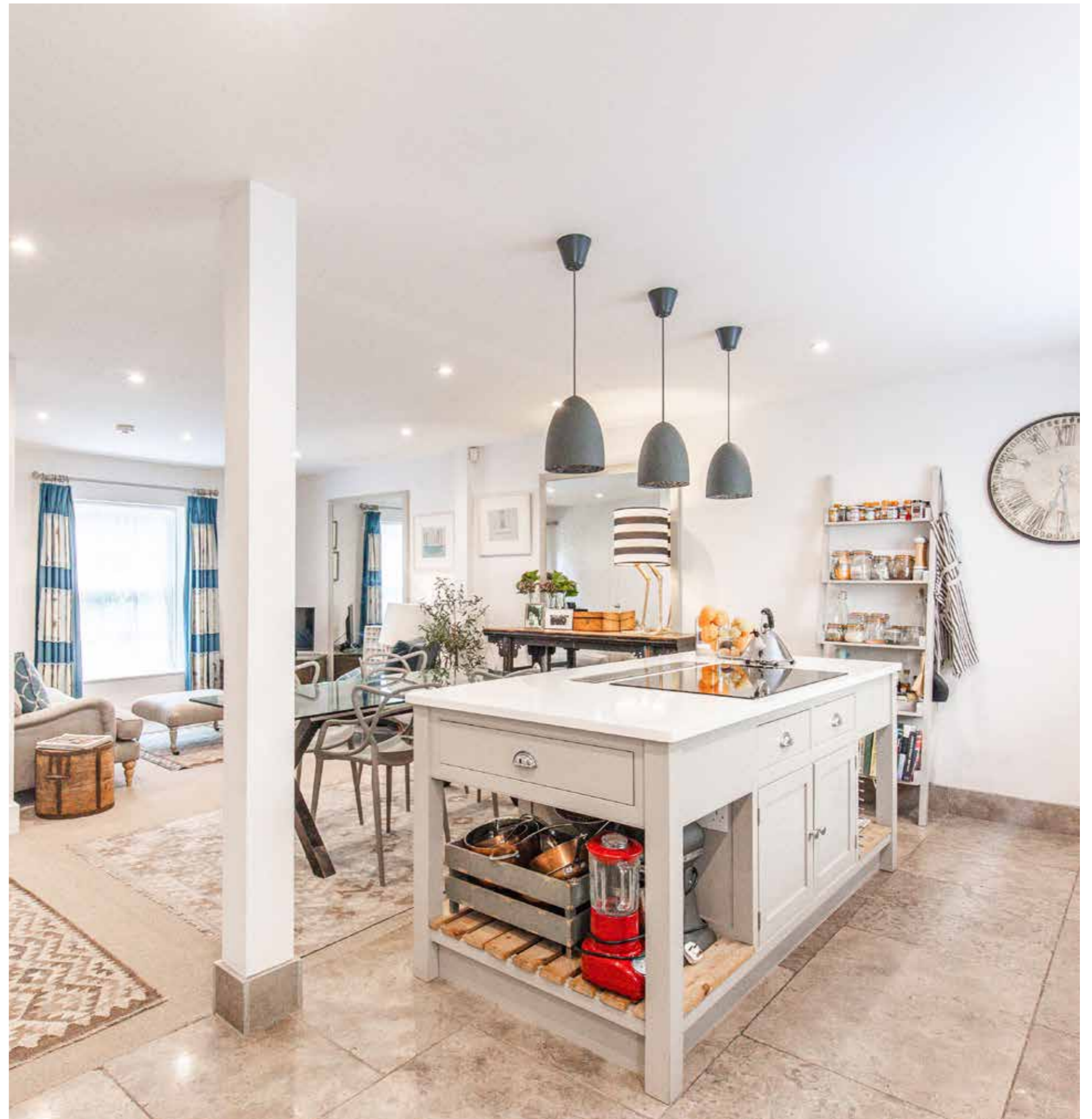
Two Top-Floor Bedrooms and Two En-Suites

Courtyard Garden and Parking

Popular Location

Lovely View of the Church

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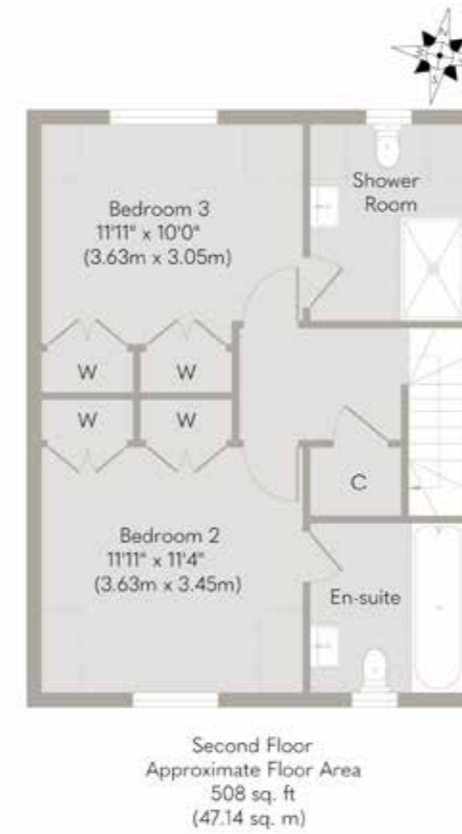
This truly impressive townhouse boasts an excellent location, within walking distance of the Cathedral City of Norwich, and offers stunning views of the church opposite. Built in a charming Georgian style, the property features a delightful open-plan sitting room and has been completely remodelled internally to create a truly special home.

The kitchen from The Annexe is the heart of the home, featuring an island that resembles bespoke furniture and fine limestone flooring with under floor heating, making it a perfect space for cooking and entertaining. A door leads to the gated rear courtyard garden, providing access to parking if needed. Additionally, there is a well-appointed cloakroom.

On the first floor, you'll find the principal bedroom with a Juliet balcony, ample wardrobe space, and an incredible en-suite bath and shower room. The cararra marble and limestone creates a luxurious boutique feel. This floor also includes another bedroom, currently used as a study. The top floor houses two generously sized bedrooms with fitted wardrobes; one has an en-suite shower room, and the other has an en-suite bathroom.

This exceptional home is ideal as a full-time residence or a city bolt hole.





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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Norwich

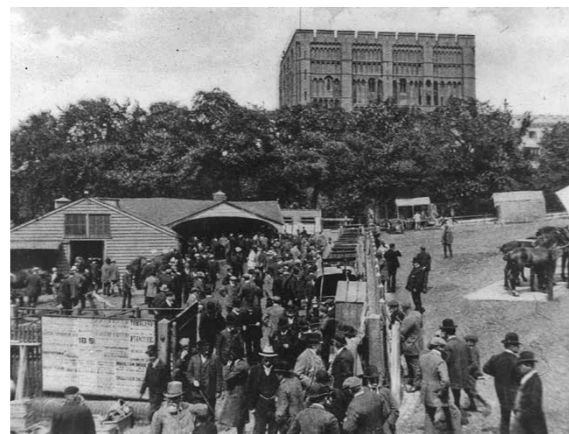
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“This truly impressive townhouse boasts and excellent location, within walking distance of the Cathedral City of Norwich.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2211-6441-3173-9212-1629

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: ///supper.gallons.behind

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SOWERBYS

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Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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