

THE STORY OF

10 Cannerby Lane

Norwich, Norfolk

SOWERBYS



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10 Cannerby Lane

Norwich, Norfolk
NR7 8NQ

Superb Sitting Room with Fireplace

Well-Fitted Kitchen/Breakfast Room

Reception Hall

Two Studies

Family Room

Utility Room and Cloakroom

Principal Bedrooms with En-Suite

Four Further Bedrooms

Two En-Suites and Dressing Room

Garaging Cart Lodge, Gated Entrance and Well-
Landscaped Gardens with Inner Courtyard

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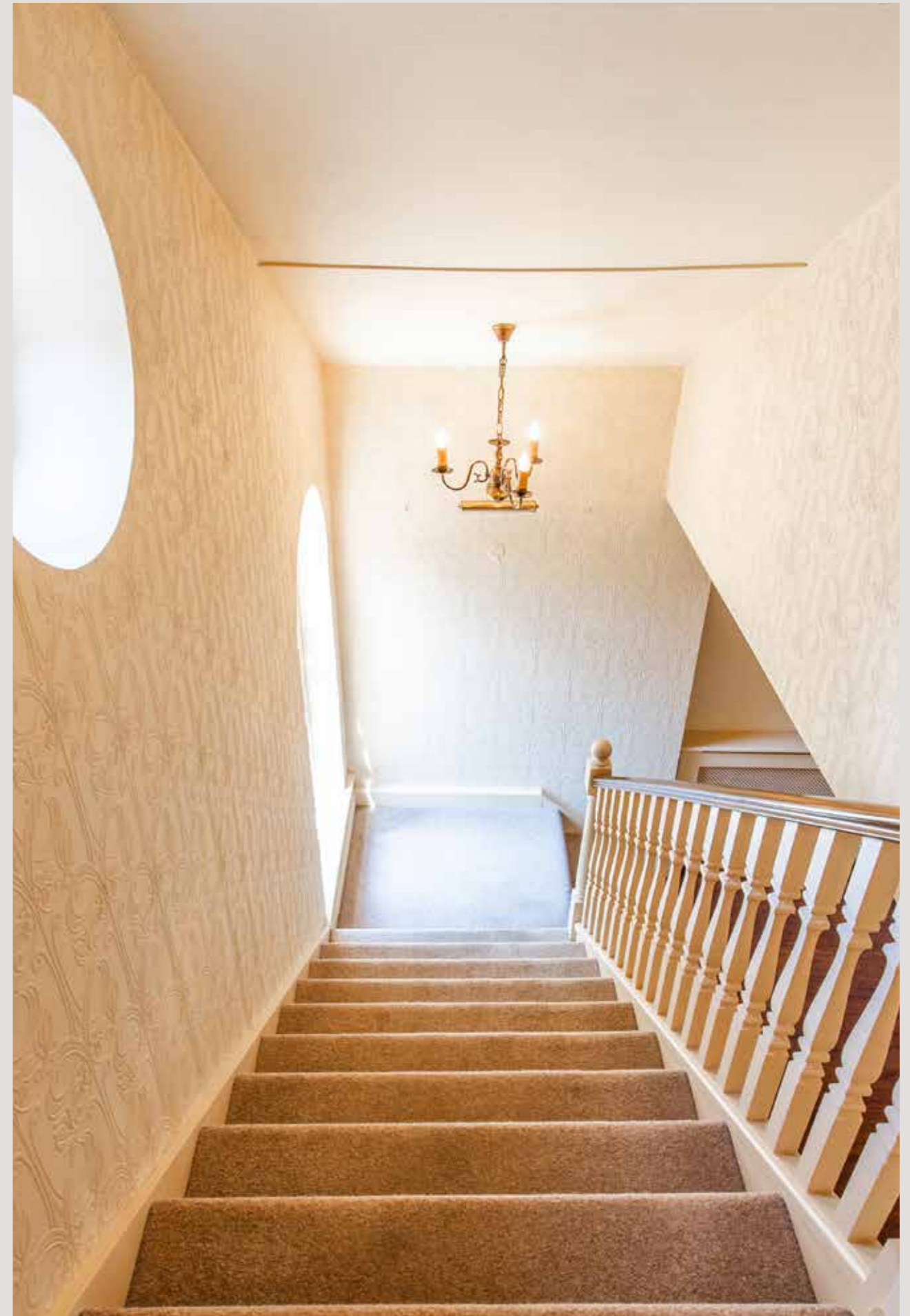


Located within a secluded 1.2-acre plot (STMS), this superbly appointed home offers a tranquil retreat. Passing through substantial electric gates, a sweeping tarmac driveway leads to a spacious parking area and cart lodge. Centrally positioned, the house welcomes you with a grand reception hall featuring a brick fireplace and wood-burning stove.

The well-fitted kitchen/breakfast room provides ample storage and workspace, flowing seamlessly into the breakfast room with access to the front terrace. The generously sized sitting room boasts abundant natural light, creating a delightful atmosphere. Additionally, there are two studies, a charming family room with garden access, cloakroom, a utility room which flows off the kitchen, ensuring ample space for all needs.

Upstairs, the first floor hosts the principal bedroom with a well-appointed en-suite and fitted wardrobes. Four further bedrooms, one with an en-suite, and a family bathroom (interconnecting with a bedroom) offer picturesque views of the beautifully landscaped grounds.

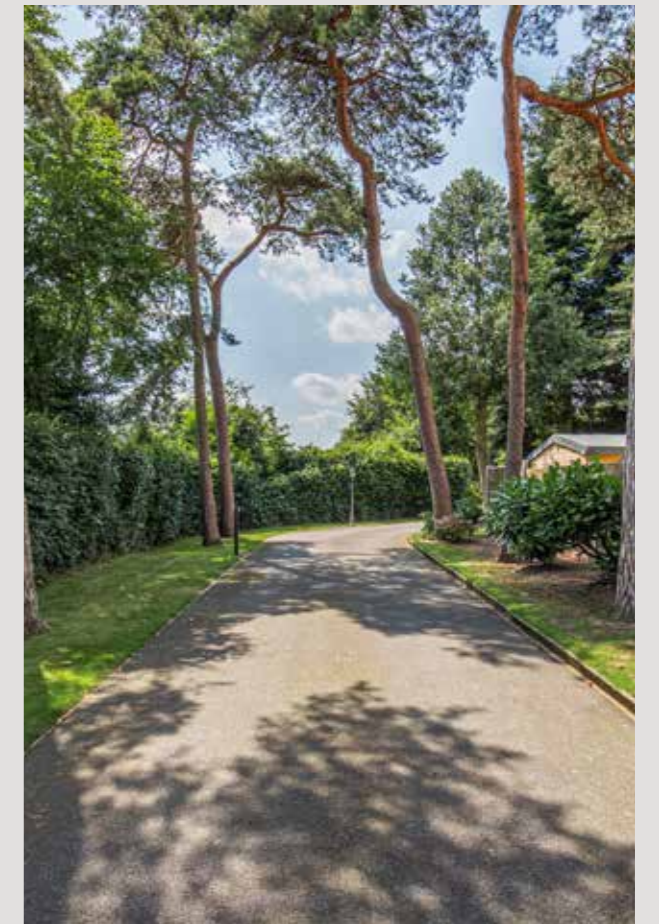
Outside, the expansive grounds feature manicured lawns, a variety of trees, and mature native hedging. A sprinkler system, supplied by rainwater holding tanks, ensures the garden remains lush year-round. Additional highlights include plenty of parking, a double cart lodge, and an attached garaging/coach house with double doors opening onto a charming walled inner courtyard. This courtyard, with its paved paths and feature pond, provides an ideal setting for both entertaining and relaxation. A delightful sun terrace at the front completes this exceptional property.

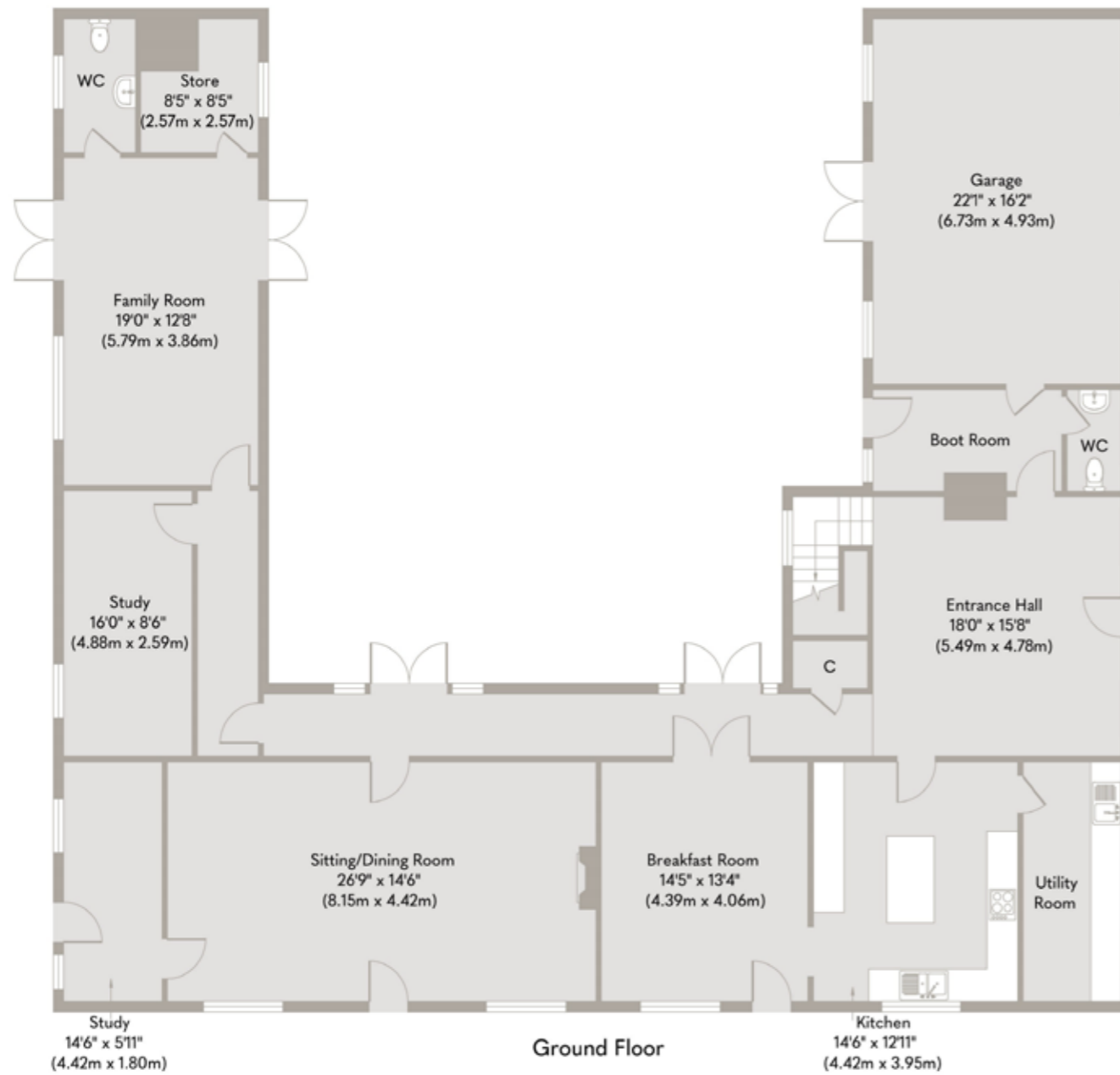






...the garden remains lush year-round.





Ground Floor Approximate Floor Area 2216 sq. ft (205.83 sq. m) (Excluding Garage)
First Floor Approximate Floor Area 1869 sq. ft (173.65 sq. m)
Garage Approximate Floor Area 367 sq. ft (34.12 sq. m)
Approx. Gross Total Internal Floor Area 4452 sq ft / 413.60 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.
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Norwich

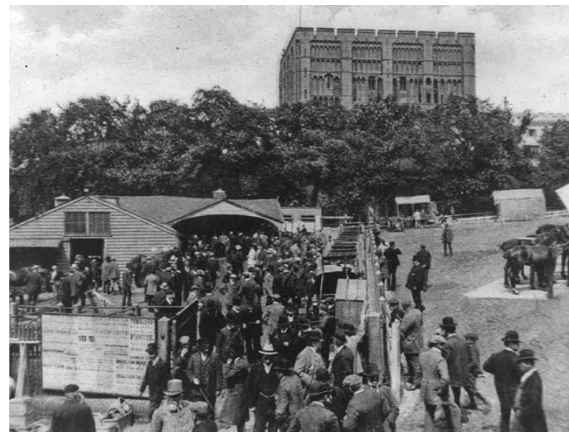
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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.



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2727-1007-4296-4192-9204

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: ///exists.wiping.jump

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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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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