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THE STORY OF  
**12 Stanley Avenue**  
*Norwich, Norfolk*

**SOWERBYS**



THE STORY OF

# 12 Stanley Avenue

Norwich, Norfolk  
NR7 0BE

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Stunning Period Home

Impeccably Renovated Throughout

Wealth of Original Character Features

Highly Versatile Accommodation

Fine Mix of Open-Plan and Formal Receptions

Five Spacious Bedrooms

Mature and Spacious Garden Plot

Off-Road Parking and Garage

Exclusive and Sought-After Location

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Standing proud in a highly sought-after and leafy setting on Stanley Avenue, this fine period home dates back to 1885 and has been lovingly renovated from top to bottom by the current owners and now showcases an extraordinary array of elegant accommodation and a wealth of period features. Stretching to over 3000sq ft, the highly versatile home provides a harmonious blend of open-plan and sociable spaces with stunning formal receptions that celebrate the very best of a fine architectural era.

Beyond the attractive stained glass front door, a welcoming hallway greets you with high ceilings and remarkable original plasterwork seen throughout much of the house. The hallway is flanked by two delightful formal receptions; a splendid study/reading room and a stunning front sitting room complete with a full height bay window and original features; picture rails, a ceiling rose, intricate plaster coving and an ornate fireplace – a mesmerising room that sets the tone for the entire home.

To the rear, an imaginative dose of modernity graces the home with the open plan kitchen/breakfast room. Amongst the finest of the inspired new additions to the home is a fabulous picture window in the kitchen utilising the elevation of the home and framing the canopy of the mature trees in the garden. A wonderful environment in which to start every day. The kitchen interacts well with the adjoining dining room, with every bit as much character as the sitting room to the front. A guest WC and well-equipped utility room complete the ground floor, whilst access to the cellar and plant room is also provided.



The elevation of the kitchen window makes you feel like you are amongst the treetops...





The first floor is home to three of the five bedrooms. The elegant principal bedroom is awash with natural light via the large bay window, whilst the two further rooms are equally spacious doubles. A shower room and a luxurious family bathroom serve this floor.

Rising to the second floor, the highly versatile accommodation continues to impress, offering another double bedroom and bathroom but also a remarkable studio space which could serve any number of purposes boasting such lovely leafy views.

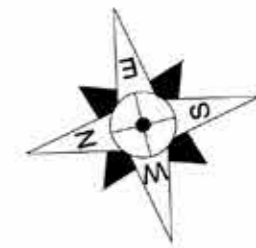
Amongst the green and tree lined setting, the established plot in which this home sits make for a garden that feels every bit as feature-packed at the property itself. The frontage offers ample off-road parking complemented by the detached garage, whilst the rear garden is a private haven of sunny terraces, mature shrubs and handsome trees.





It is such a beautiful house, providing work space as well as being surrounded by greenery and trees...





**Basement**  
Approximate Floor Area  
278 sq. ft  
(25.79 sq. m)



**Ground Floor**  
Approximate Floor Area  
1,120 sq. ft  
(104.08 sq. m)



**First Floor**  
Approximate Floor Area  
959 sq. ft  
(89.14 sq. m)



**Second Floor**  
Approximate Floor Area  
709 sq. ft  
(65.83 sq. m)



**Garage**  
Approximate Floor Area  
229 sq. ft  
(21.26 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

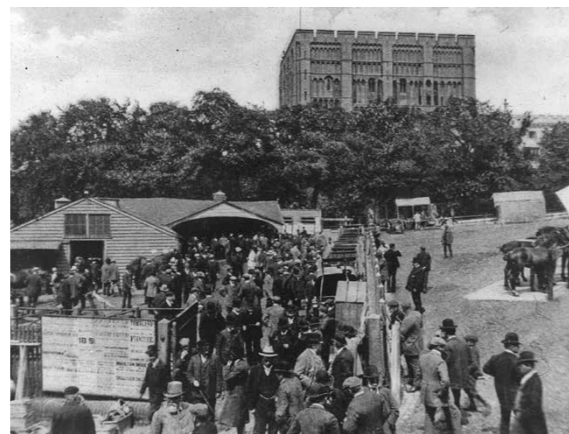
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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.



## Note from the Vendor



Pull's Ferry, Norwich.

“We have loved the short walks to the riverside pubs and over the hill towards the Cathedral.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 9292-3005-5204-1237-4204

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: ///funds.wallet.caked

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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