



14 Sussex Street
Norwich | Norfolk | NR3 3DE

FINE & COUNTRY

PICTURE PERFECT



“This handsome home forms part of a gorgeous row of Georgian properties in a superb location in the heart of a vibrant and creative part of the city. A short walk from the centre, it’s surprisingly peaceful here – something of a haven, with off-road parking and a garden too, unusual when you live this centrally. The house itself has been lovingly restored using sympathetic materials throughout, and the result is a beautiful and welcoming place that anyone would be proud to call home.”



KEY FEATURES

- A Handsome Grade II Listed Terrace House a Short Walk from the Centre of Norwich
- Two Bedrooms; Dressing Room and First Floor Bathroom
- Kitchen with Separate Utility Room/Pantry
- Two Reception Rooms both with Character Features
- South Facing Enclosed Garden with Patio Area
- One Off Street Allocated Parking Space plus On Street Permit Parking
- The Accommodation extends to 928sq.ft
- No EPC Required

Owned by a creative and design-led couple, this home has been exquisitely renovated and finished in recent years. Blending the character and features of a period property with contemporary comforts, it's a window into the past that's set for a bright future. The lifestyle here offers all the advantages of city living but with a sense of tranquility.

Authentic Character

The house dates back over 200 years and forms part of a row of Georgian homes. Originally owned by the trustees of King Edward the Sixth Norwich School, the garden back then would have stretched all the way to St Augustine's church. When the owners came here, they fell for the property's good looks and character – crossing the dipped, well-worn entrance stone at the front door, you can't help but wonder who has passed through here throughout the centuries. During the renovations, the owners stripped back layer upon layer of wallpapers, revealing colours and styles from each era, taking it right back to the limewash/distemper on the original plaster. They have left a section uncovered in the sitting room which remains the inspiration, setting the tone for the palette of Farrow & Ball paint used throughout the house. The outside world may be fast moving and hectic, but in here you have a wonderful sense of calm and security. As an architect the owner spared no expense in perfecting this home and finessing every detail. Fireplaces have been restored, original plaster features returned to their best, the old casement windows have been replaced with bespoke, handmade double-glazed windows and joinery. The kitchen floor and hearths have been replaced with limestone, bedrooms entirely re-boarded in the traditional style, and the bathroom blends high profile porcelain seamlessly through to the walk-in shower. Each and every room is finished to an exceptional standard, respectful to the past and the result of a long and considered process. A new woodburner keeps the sitting room warm and cosy on cold nights, whilst the new boiler and radiators make the house more efficient.





KEY FEATURES

A Home With A Heart

During their years here, the owners have gone from dating to marriage, making many treasured memories with friends and family along the way. Whether home alone, cooking dinner together, snuggling up in front of the fire, or celebrating with a houseful, they have loved and fully embraced their life over two decades here. Friends comment on the sense of tranquility – it feels very much like a cottage in the city. It's ideal for working from home too. And at the end of a long day, you can take yourself up to the recently renovated bathroom, run a hot bath, turn down the lights, burn a candle and unwind in the bubbles with a cup of tea or glass of wine. Bliss!

A Super Setting

Outside, the garden faces south, a real suntrap perfect for sunbathing, relaxing during the day and al-fresco dining by night. The tree line next door provides ample pockets of shade when it is needed, but you will always be able to find the sun in this garden. It has been landscaped for low maintenance, with lighting added to the patio and a French drain in decorative stone to preserve the house foundations. The courtyard catches the sun very first thing and throughout the day and is surprisingly sheltered. The owners love being out here with a cup of coffee for breakfast, feeling the warmth of the sun, or after work enjoying an evening drink. All in all an ideal space for entertaining or simply stargazing together beside the firepit. To the front there is a small garden with flurries of herbaceous plants and grasses. There's also a private off-road parking space and the potential for another through the double gates into the rear garden. Residents also have on-street permit parking to the front of the property. The street is attractive and as it's part of a conservation area, places are well maintained and can't be spoiled. During the past 20 years, this is an area that's seen a lot of investment and has become a lively and interesting place to be, with craft and vintage shops, popular pubs and places to eat, regular creative events, and more. You can easily stroll to the park to walk your dog, or to the train station to head down to London or up to the North Norfolk coast, yet it's so quiet here that it doesn't feel as though you're within the city.





















INFORMATION



On The Doorstep

The property is within walking distance of a range of excellent facilities and amenities including top restaurants, bars, cinema and supermarkets, with access to a wide range of retailers, from national brands to independent boutiques and shops and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. Norwich railway station is only a short walk away, with regular services to London Liverpool Street and commuter trains to and from Cambridge.

How Far Is It To?

Within such close proximity to Norwich city centre there are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

From our office head down Duke Street and at the roundabout take the 2nd exit onto Pitt Street/A1042. Follow the road round and then turn left onto Sussex Street and the property will be found on the left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

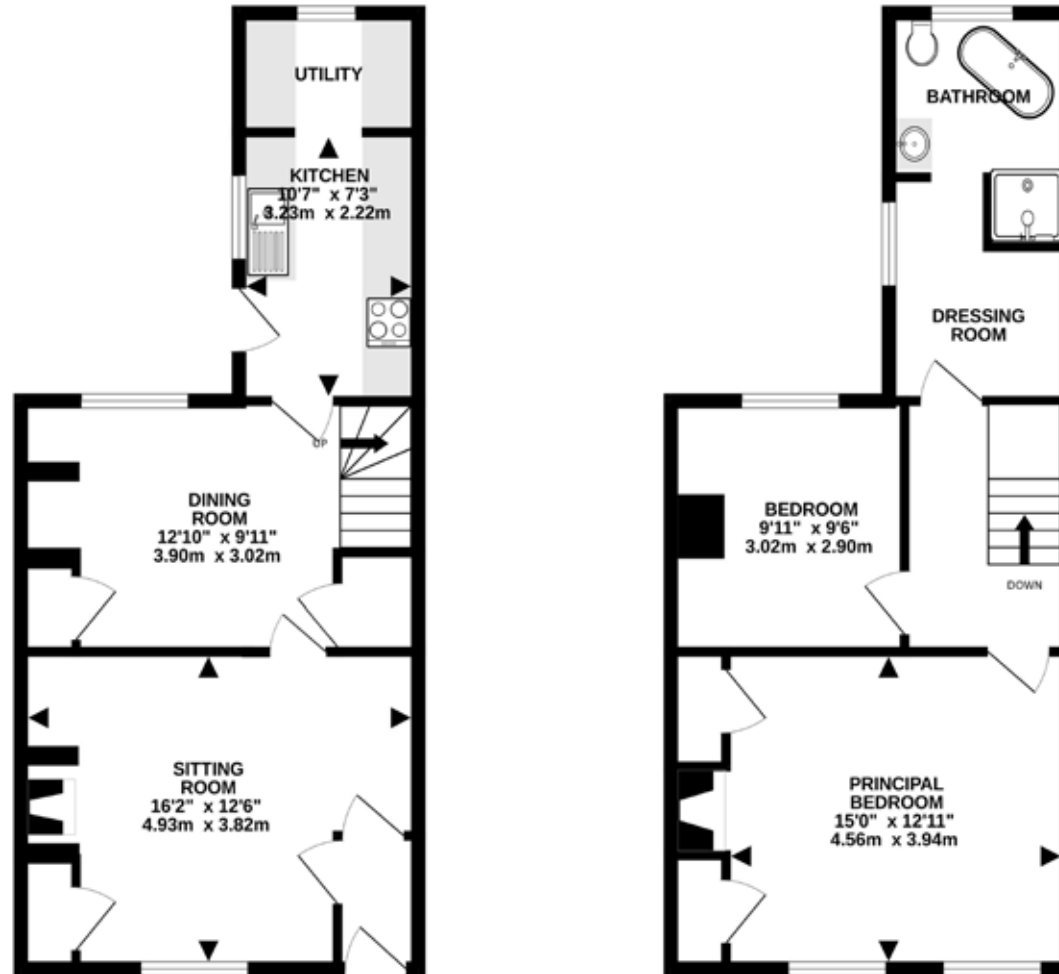
Broadband Available - vendor uses Virgin Media

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Norwich City Council - Council Tax Band C

Freehold



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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