



THE STORY OF  
444 Unthank Road  
*Norwich, Norfolk*

SOWERBYS





THE STORY OF

# 444 Unthank Road

Norwich, Norfolk  
NR4 7QH

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Popular Location

Detached Period Home

Two Reception Rooms

Well-Fitted Modern Kitchen/Breakfast Room

Cloakroom and Utility Room

Three Bedrooms, Nursery/Office, Two  
En-Suites and Family Bathroom

Two Attic Bedrooms

Parking and Garage

South-Facing Garden

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**SOWERBYS NORWICH OFFICE**

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This charming five bedroom detached period home is located on one of the most prestigious roads within Norwich. Set back from the road, it's screened by mature hedging.

Internally you will find many period features - including stunning leaded light windows to the front and period fireplaces. The ornate period entrance door with its circular leaded light window takes you into the entrance hall, where you will also find a well-fitted cloakroom. The fine drawing room, to the front, is flooded with plenty of natural light from the truly impressive leaded light bay window. A central fireplace offers ambiance and warmth during the winter months.

The modern well-fitted kitchen/breakfast room is split into two levels, making it a very sociable space. The kitchen offers plenty of work space and storage, as well as an Aga. A couple of steps lead you down to the breakfast room, which has great views of the garden. A well-appointed sitting room is to the rear, with a wood-burning stove and double doors leading you out into the rear garden. In addition there is a utility room with external access.

The first floor is home to three bedrooms, two of which benefit from en-suites, and there's a separate family bathroom. Two attic bedrooms occupy the floor, completing this superb family home.

Outside and to the front, there is mature hedging giving excellent privacy. A gravelled driveway provides parking space and access to the garage. To the rear, the south-facing garden is of a superb size for city living. A terrace is perfect for entertaining, looking over the sweeping lawn which features specimen trees and mature boundary hedging. Venturing further down the garden, hidden beyond some hedging you will find a secret garden of meandering gravel pathways, a wildlife pond and a circular terrace under a pergola.





It's very tranquil - a spacious family home.



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

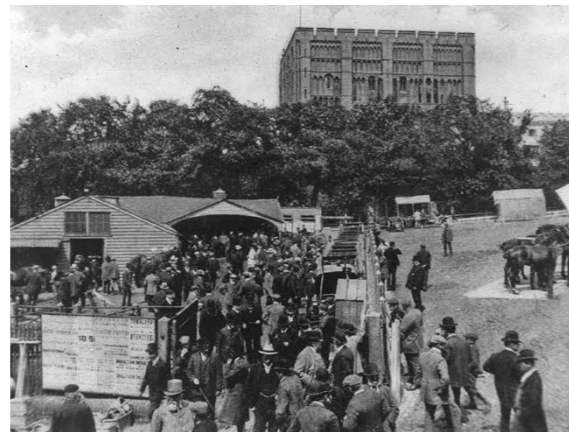
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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



Eaton Park

“We’re so close to Eaton Park, for lovely walks by the river.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 6035-3529-4400-0924-5292

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: ///length.hobby.frost

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# SOWERBYS

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