

THE STORY OF

# 4 Gurney Court

*Norwich, Norfolk*

**SOWERBYS**



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Norwich, Norfolk  
NR3 1LH

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Characterful Sitting Room

Well Fitted Kitchen Breakfast Room

Vaulted Garden Room

Cloakroom and Cellar

Three First Floor Bedroom

Two En-Suites

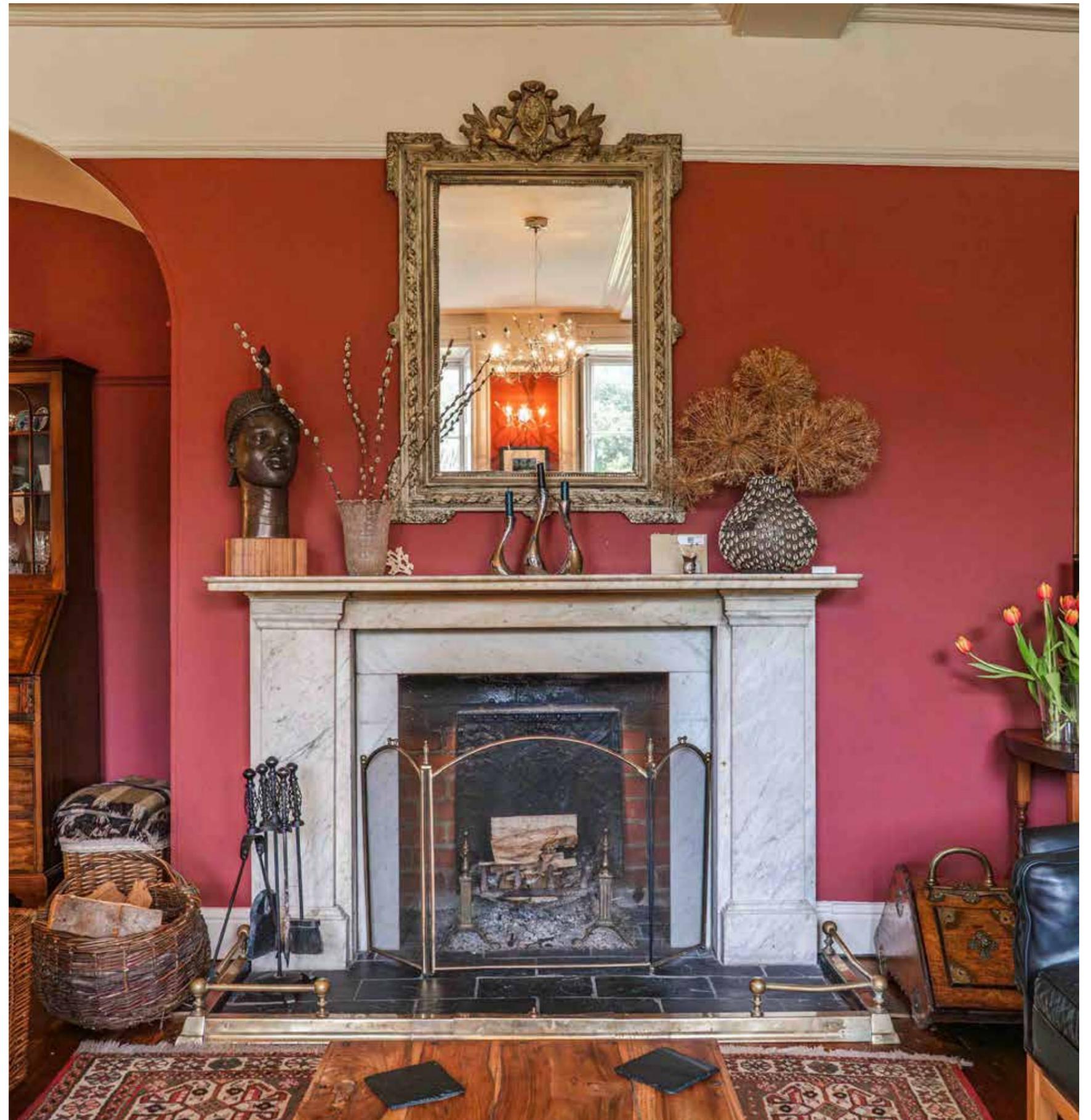
Two Attic Bedrooms and Bathroom

Well Landscaped Private Rear Garden

Gated Parking Space

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Tucked away within a charming private gated courtyard, this enchanting Grade II\* listed Georgian home is a true hidden gem, offering a rare blend of historic elegance and modern comfort. Gurney Court holds a fascinating past as the birthplace of two remarkable women: Elizabeth Gurney, and Harriet Martineau. Today, it remains a peaceful retreat, while being just moments from the vibrant energy of the city.

Stepping through the courtyard, the entrance welcomes you into a home filled with character. The atmospheric sitting room is bathed in natural light from stunning floor-to-ceiling Georgian sash windows, framing picturesque views of the garden. A central fireplace adds warmth and charm, making this a wonderful space to relax year-round.

The well-appointed kitchen and breakfast room is a delight for both everyday living and entertaining. Generous worktop space, ample storage, and the warmth of an Aga create a welcoming, homely feel. For those who love hosting, the vaulted garden room provides a perfect setting for gatherings, with its seamless connection to the garden. Additional features on this floor include a cloakroom and a cellar, offering excellent storage.

The first floor is home to three beautifully presented bedrooms, two of which enjoy charming garden views. One benefits from an en-suite shower room, while the other features an en-suite bathroom. On the top floor, two vaulted attic bedrooms and a separate bathroom complete this wonderful home.



Outside, a pedestrian gate leads into the beautifully maintained courtyard, enhancing the sense of privacy and exclusivity. Beyond, the private rear garden is a true sanctuary—peaceful and picturesque, yet just moments from the city centre.

A sweeping lawn, framed by mature plantings, creates a lush, tranquil retreat. The charming terrace, set against a classic brick wall backdrop, is perfect for alfresco dining and summer entertaining.

With its elegant Georgian architecture, this home feels like something from a period drama, combining timeless character with modern comfort. The private gated parking is a rare luxury in such a prime location, and when paired with the idyllic gardens, it makes this property a truly unique find in Norwich—an exceptional opportunity to own a piece of history in a highly desirable setting.



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.

# Norwich

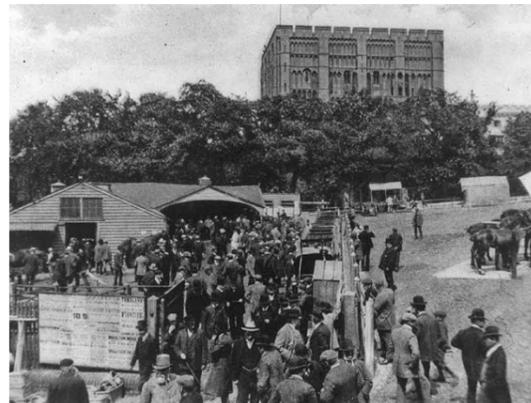
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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



“Outside, a pedestrian gate leads into the beautifully maintained communal courtyard, enhancing the sense of privacy and exclusivity.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

The property is leasehold with a share of freehold over four properties.

### LOCATION

What3words: ///making.activism.stump

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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