

THE STORY OF
29 West Parade
Norwich, Norfolk

SOWERBYS



THE STORY OF

29 West Parade

Norwich, Norfolk
NR2 3DN

Elegant Victorian Semi-Detached
Home on Prestigious Private Road

Beautifully Proportioned Rooms
with Fine Period Detailing

Four Distinct Reception Rooms

Contemporary Kitchen Breakfast Room
with Bi-Fold Doors to Courtyard

Five Generous Bedrooms Including Principal
Suite with En-Suite Shower Room

Spacious Family Bathroom with Quality Finishes

Cellarage Providing Excellent Storage Potential

Secluded Wisteria-Clad Courtyard

Large Established Garden with
Lawns and Kitchen Garden

Gravelled Driveway Providing Off-Road Parking

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





This distinguished Victorian semi-detached residence enjoys a highly desirable position along a private no-through road, occupying an impressive corner plot that affords exceptional privacy and beautifully established gardens. Exuding timeless elegance, the home is rich in period detailing, with refined proportions and architectural grace evident throughout.

The grand staircase hall offers an immediate sense of arrival, introducing a series of beautifully balanced reception rooms. To the front, two formal rooms display exquisite Victorian character with tall sash windows, ornate fireplaces, original shutters and lofty ceilings that enhance the feeling of light and space. To the rear, a charming snug provides an intimate retreat, while the informal dining room flows seamlessly into a superb contemporary kitchen. Finished to an exacting standard, the kitchen features bespoke cabinetry and bi-fold doors opening to a secluded courtyard, creating a perfect setting for relaxed indoor-outdoor living. The ground floor also includes a cloakroom, practical storage, and access to the cellar.

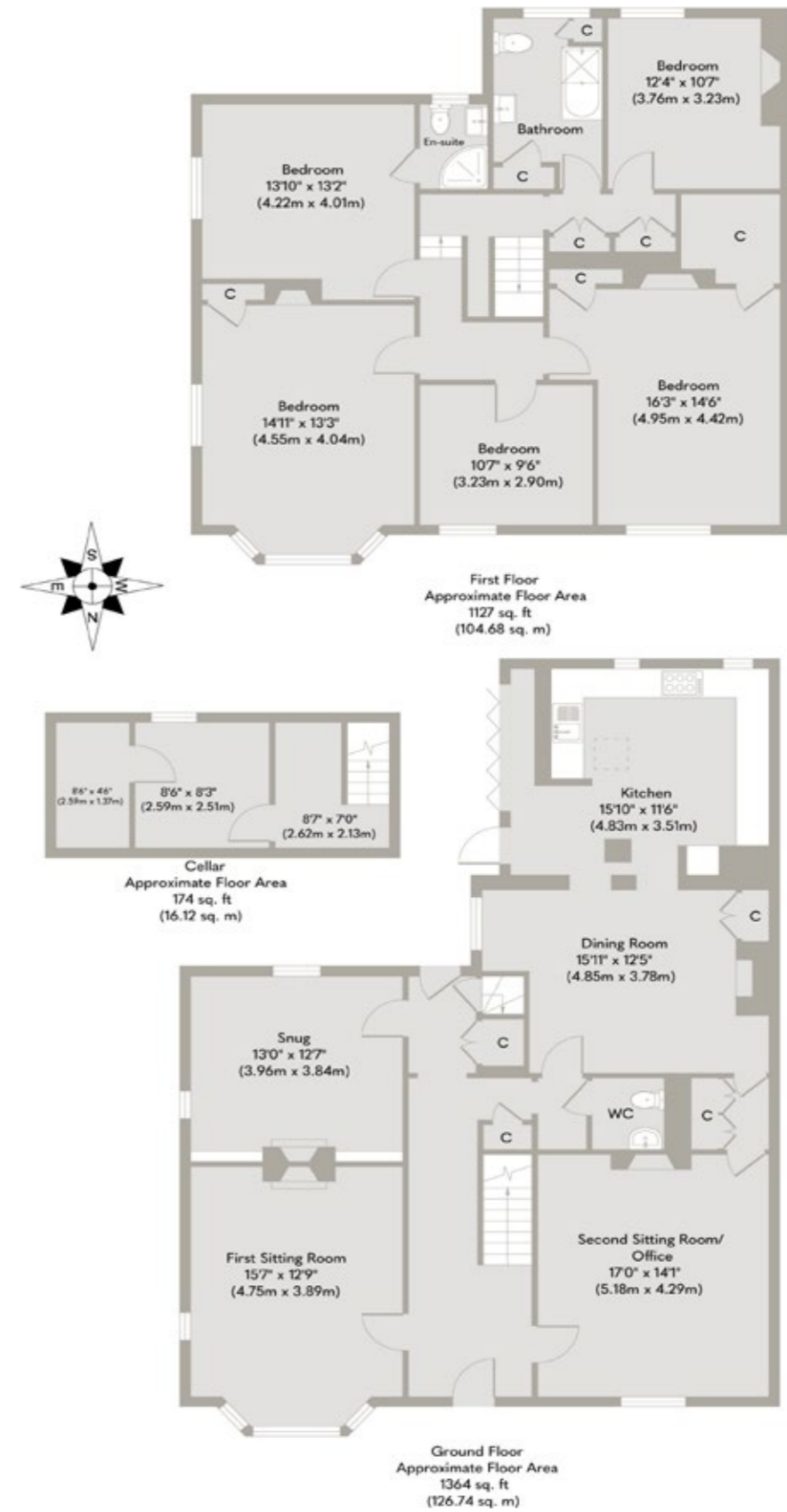
Upstairs, five generous bedrooms provide well-appointed accommodation, including a principal bedroom with an elegant en-suite shower room and a spacious family bathroom.

The grounds are particularly impressive, combining formality and natural beauty with landscaped lawns, a flourishing kitchen garden, and mature specimen trees. The enchanting wisteria-clad courtyard offers a tranquil backdrop for outdoor dining, while a gravelled driveway provides ample parking. A discreet pedestrian gate opens onto Mill Hill Road, offering a scenic walk into the city centre.



If we had to describe our home, we'd say it is spacious, charming, and welcoming.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Norwich

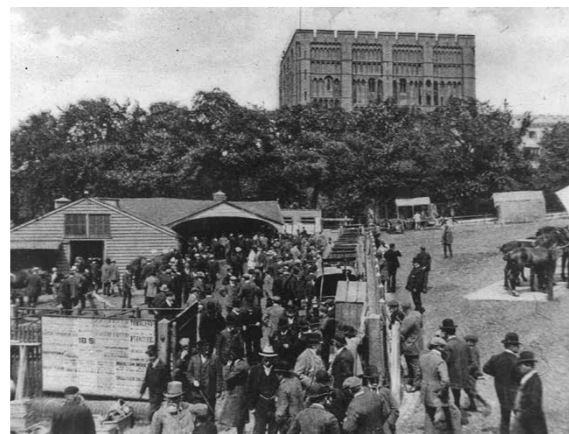
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



“Our children could play safely in the street, and it truly feels like living in a village, yet the city is just moments away.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:-0044-3956-9209-8765-2204

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: ///attend.cars.tinsel

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

