



THE STORY OF

# 1a Gilbert Way

*Norwich, Norfolk*

SOWERBYS





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# 1a Gilbert Way

Norwich, Norfolk  
NR4 7RN

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Impressive Detached Home on  
Prestigious No-Through Road

Light-Filled Sitting Room  
with Feature Fireplace

Well-Appointed Kitchen Breakfast  
Room with Ample Storage

Sociable Dining Room Flowing  
into Large Family Room

Versatile Family Room with Wet  
Room and Storeroom

Study And Cloakroom

Four First Floor Bedrooms with Two En-Suites

Potential Self-Contained Studio  
Annexe with Private Access

Garaging, Utility Room,  
Workshop and Boiler Room

Established Garden with  
Veranda, Terrace and Lawn

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This impressive and substantial detached home is positioned on a highly regarded no-through road, providing a calm and established residential environment while remaining conveniently placed for local amenities and the Cathedral City of Norwich. Approached via a private driveway offering ample off-road parking and access to the garaging, the property immediately conveys a sense of scale and versatility. The accommodation is thoughtfully arranged and exceptionally well balanced, making it ideal for families, multigenerational living or those requiring generous and adaptable space.

The ground floor offers a welcoming and expansive layout designed for both everyday living and entertaining. The superb sitting room is flooded with natural light, with generous proportions and a feature fireplace forming a natural focal point and creating an inviting atmosphere throughout the year. The spacious kitchen breakfast room is well appointed and arranged with practicality in mind, offering an extensive range of fitted units, ample work surfaces and space for a breakfast table, providing a natural hub for day-to-day life. Leading from here, the well appointed dining room offers a more formal entertaining space and connects seamlessly to the impressive family room beyond.

The family room is a particularly flexible aspect of the home, enjoying generous dimensions and attractive views over the rear garden. Formerly the principal bedroom, this space benefits from a wet room and walk-in store room, allowing it to function equally well as a substantial second reception room, guest accommodation or even the basis for a new open-plan kitchen living arrangement.

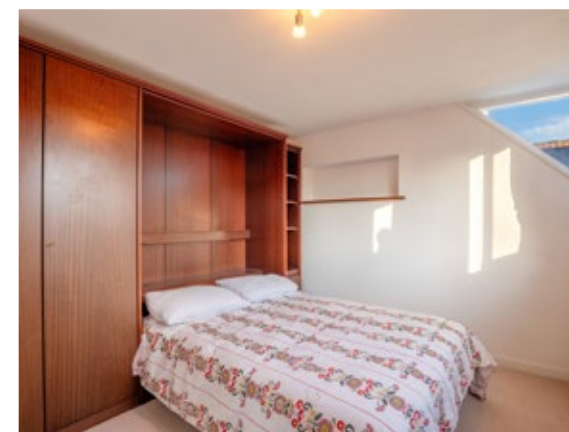
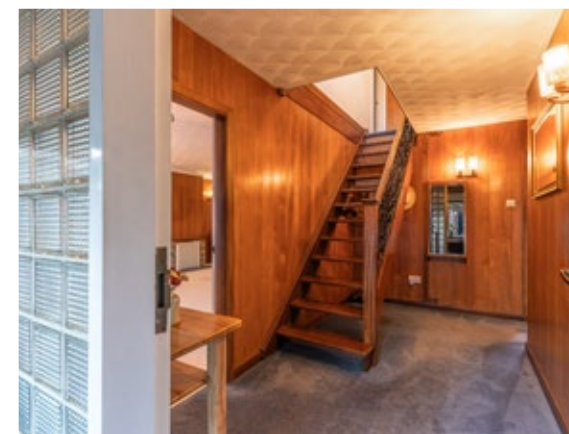




An impressive sense of scale and flow, where sociable rooms and private spaces coexist effortlessly.







The ground floor is completed by a study and cloakroom, alongside two garages, a utility room, workshop and boiler room, providing excellent levels of storage and essential ancillary space to support modern living.

To the first floor, the accommodation continues with four well appointed bedrooms, all offering comfortable proportions. A family bathroom and two en suite shower rooms serve the bedrooms, ensuring convenience and privacy for both family and guests. Bedroom four is particularly versatile, with the option to be used as a self-contained studio annex. This space includes a kitchenette, en suite facilities and its own staircase leading down to provide independent access, making it an ideal solution for extended family members, visiting guests or those seeking a degree of independence within the main home.

Overall, the property offers an exceptional opportunity to acquire a generous and versatile home where space, flexibility and location combine to create a highly appealing residential offering close to Norwich.



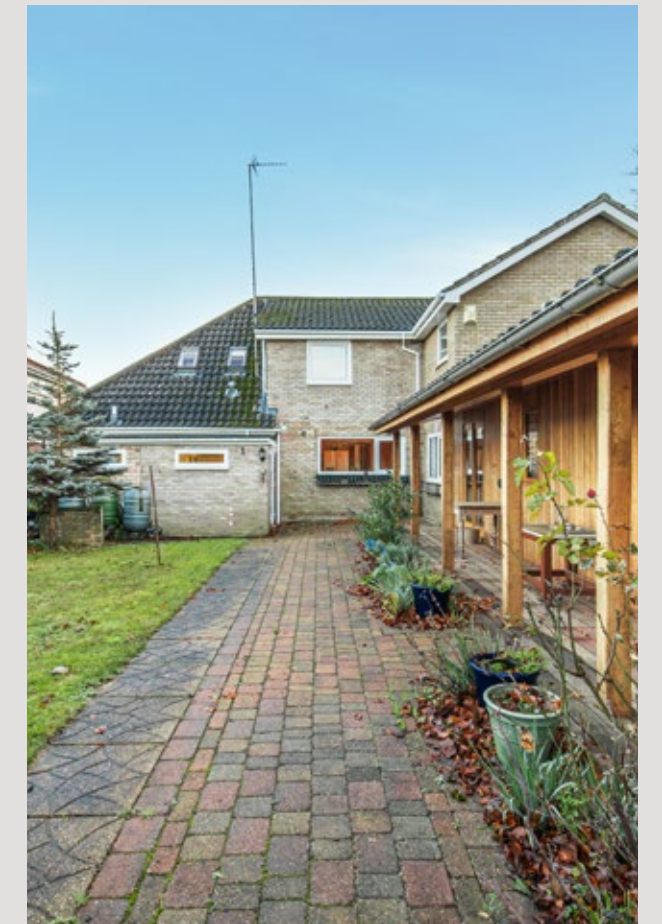


Outside, the property enjoys a well considered layout with driveway parking to the front and easy access to the garaging and ancillary spaces. The rear garden is an established and attractive setting, designed for both relaxation and enjoyment. A terrace with veranda extends directly from the family room, creating a sheltered area ideal for outdoor dining and entertaining.

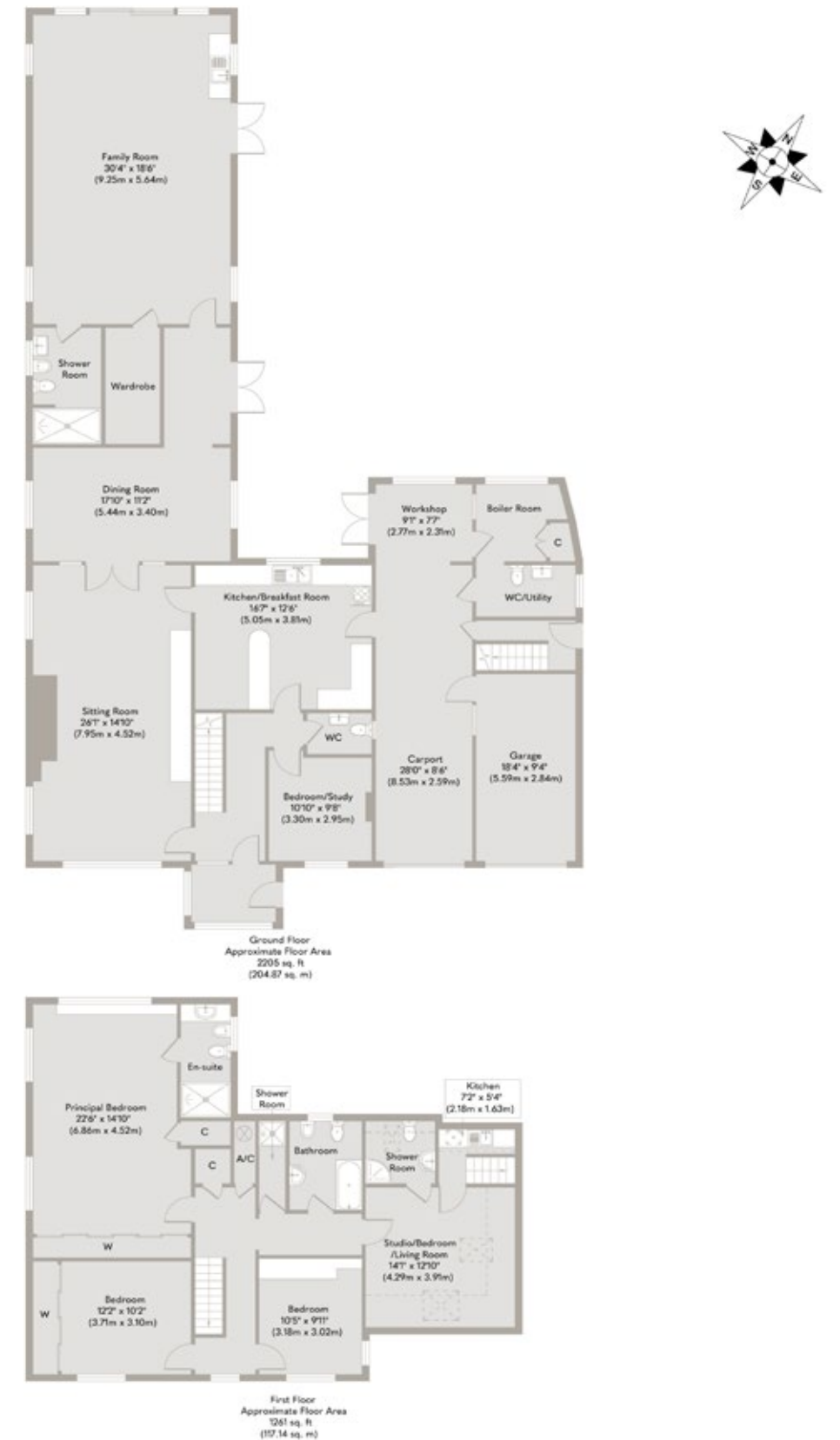
Beyond, the garden is laid mainly to lawn and complemented by established planting, specimen trees and storage sheds, offering both privacy and visual interest throughout the seasons. An innovative rainwater storage system provides a sustainable and practical feature, ideal for maintaining the garden with ease. Overall, this is a rare opportunity to acquire a generous, versatile home in a premier residential position close to Norwich.



The perfect balance of privacy, sustainability and comfort, this home provides an idyllic lifestyle within easy reach of Norwich.







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

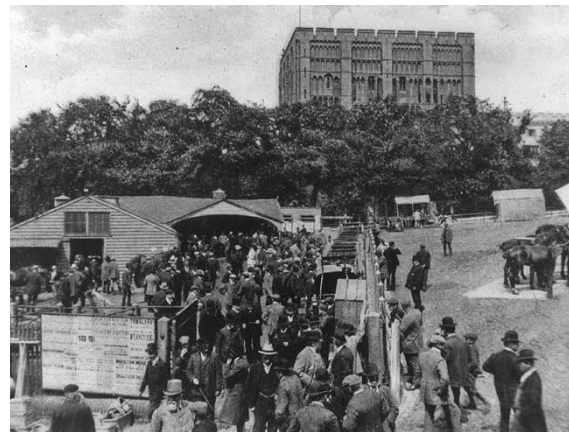
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

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 Sowerbys



“A rare opportunity to acquire a distinguished home that combines style, versatility and an exceptional location.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

B. Ref:- 2334-3047-7202-5405-3200

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: ///poems.forgot.cook

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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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