



THE STORY OF

# 22 Kingsley Road

*Norwich, Norfolk*

SOWERBYS



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# 22 Kingsley Road

Norwich, Norfolk  
NR1 3RB

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Impressive Period Home

Abundance of Character and Period Detailing

Elegant Drawing Room

Bespoke Kitchen

Laundry Room and Cloakroom

Four Excellent Bedrooms over Two Floors

Well-Fitted Modern Shower Room

Paved Courtyard Garden

Stone's Throw from the City Centre

Popular No Through Road



With a stunning period home offering a lifestyle of elegance and charm within the city, 22 Kingsley Road is situated on a popular no-through road.

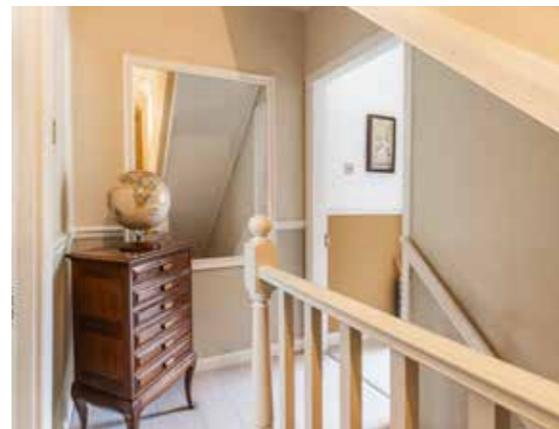
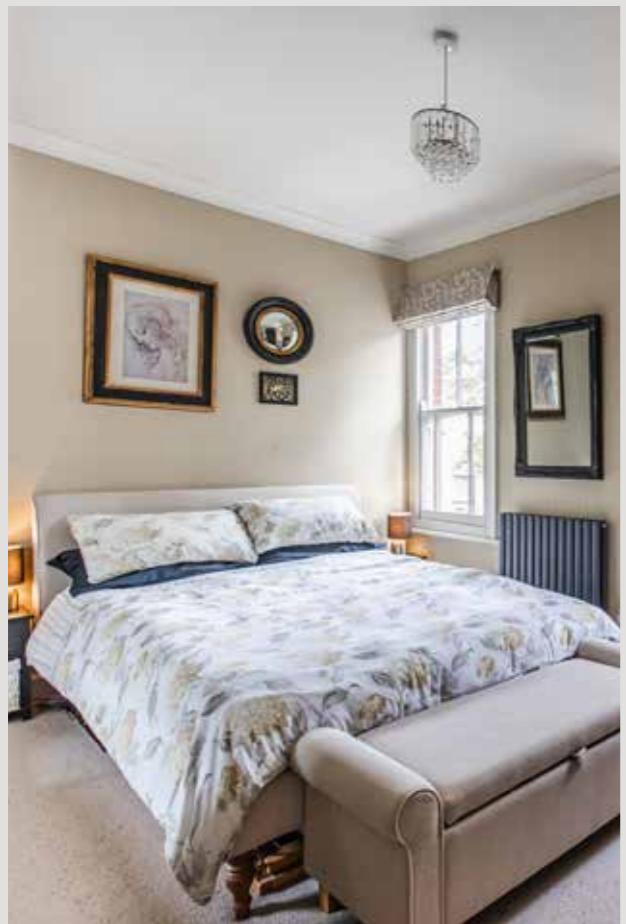
This impressive residence boasts an abundance of character and period detailing, making it a true gem in the city. As you approach the house, the impressive façade catches your eye, hinting at a level of luxury within.

Upon entering, you are greeted by a sense of exquisite craftsmanship and attention to detail. The elegant drawing room, located at the front of the house, sets the stage for grand entertaining, or simply unwinding in a serene atmosphere. A striking fireplace at the rear radiates a sense of warmth and charm, whilst the bay window allows ample natural light to flood the room, and bespoke fitted units add a touch of sophistication.

For sociable gatherings, the dining room provides a welcoming space with its own unique character and convenient access to the garden. Here, you can enjoy memorable meals and engage in lively conversations with family and friends.

The well-fitted modern kitchen, adorned in a striking blue, not only offers a delightful cooking experience but also encourages conversations to flow effortlessly. Additional practical amenities include a cloakroom and a laundry room, adding convenience to everyday living.





Ascending the staircase to the first floor, you will discover the principal bedroom, bathed in natural light streaming through the bay window. The room exudes an air of tranquillity and offers a peaceful retreat within your own home. Two more characterful bedrooms await, each with its own distinct charm. Completing the first floor is a superb, well-fitted modern family shower room.

Continuing up the staircase, you reach the top floor, where a thoughtfully converted attic space awaits, transformed into a delightful fourth bedroom. This additional space provides flexibility for various needs, whether it be a guest room, a home office, or a cosy hideaway.

Outside, the paved courtyard garden presents a beautifully designed and low-maintenance oasis. The perfect spot to unwind and enjoy the outdoors, it features a lovely terrace which easily accommodates a table, allowing you to dine al fresco. Adding to the charm is a mature wisteria, your picturesque backdrop to any outdoor gatherings.

Situated just a stone's throw away from the city centre, you can easily access the vibrant amenities, cultural attractions, and bustling city life, whilst enjoying the privacy of this peaceful no-through road. With its impressive period features, elegant interiors, and well-appointed rooms, 22 Kingsley Road provides a city sanctuary and a space to create lasting memories.



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

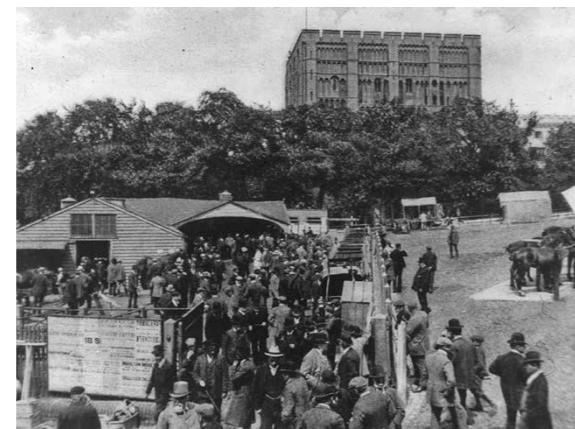
## THE ANCIENT CAPITAL OF OUR BELOVED COUNTY

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



"Living here is great for people who want the convenience and excitement of the city, but being able to easily access coast and countryside."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 0330-2331-6530-2505-5221

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: ///covers.jumpy.host

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# SOWERBYS

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