

FREEHOLD



House - End Terrace (EPC Rating:)

TEN BELL LANE CITY CENTRE NORWICH NR2 1HE

£450,000

FEATURES

- In The Heart Of Norwich City
- Arranged Over Three Floors
- Cosy Sitting Room
- Former City Bakery
- Circa 18th Century
- Three Bedrooms
- Kitchen/Dining Room
- Wealth of Features
- Charming Courtyard Garden
- Stunning Views



Ben Allman
Estate & Letting Agents

3 Bedroom House - End Terrace located in Norwich City Centre

Charming and Distinctive City Centre Home in the Heart of Norwich

Occupying a prominent corner position on the historic cobbled Ten Bell Lane, this truly unique period property offers an exceptional opportunity to acquire a characterful home in one of Norwich's most sought-after city centre locations. Instantly recognisable by its distinctive pink façade, the property effortlessly blends period charm with contemporary city living, creating a home that is both stylish and full of personality.

Set just moments from Norwich's vibrant cultural quarter, independent restaurants, cafes, shops and the picturesque riverside, the property enjoys a lifestyle location rarely available to the market. The attractive exterior, complete with traditional sash-style windows and charming architectural details, creates an immediate sense of character and individuality.

Internally, the accommodation is arranged over multiple levels, offering versatile living space suited to a variety of purchasers, whether as a principal residence, city pied-à-terre, or investment opportunity. The property is complemented by the rare advantage of a gated courtyard, a highly desirable feature in such a central location.

Surrounded by Norwich's rich history and vibrant atmosphere, this remarkable home combines architectural appeal, convenience and individuality in equal measure. Properties of this nature and setting are seldom available, making this an exciting opportunity for buyers seeking something truly different in the heart of the city.

AGENT'S NOTE

A Unique Piece of Norwich History – 1 Ten Bell Lane, Norwich, NR1 1HE

Steeped in local history and character, 1 Ten Bell Lane offers a wonderful opportunity to own a property with a story to tell. Believed to have once served as an old bakery, the building reflects a fascinating connection to Norwich's historic commercial past, when traditional bakeries formed an important part of everyday life in the city.

Situated within the historic heart of Norwich, this distinctive property enjoys a setting rich in heritage, charm and character. Ten Bell Lane's established surroundings provide a sense of the city's past, offering a unique backdrop for a property with its own intriguing history.

Combining historic interest with the appeal of a central Norwich location, 1 Ten Bell Lane presents an opportunity to acquire a property that stands apart from the ordinary. A building with a story to tell, it is sure to appeal to those who appreciate the character, individuality and heritage of Norwich's historic streetscape.

“C18 and later” means the building dates from the 18th century (1700–1799), with subsequent alterations. According to the Norwich City Centre Conservation Document.

ENTRANCE HALL

Entrance door leading to the hall with opening to the kitchen/dining room or the former bakery.

KITCHEN/DINING/FORMER BAKERY

15'3 x 14'11

A characterful and spacious kitchen/dining room, rich in history and period charm, retaining the building's fascinating heritage as a former bakery. The standout feature is the original bread oven, still in place and providing a wonderful focal point and a tangible connection to the property's past. Exposed ceiling beams, warm timber floorboards and the traditional fireplace add further character, beautifully complemented by the contemporary blue fitted kitchen units and wooden worktops. Large windows allow plenty of natural light to flood the room, while the generous open-plan layout provides ample space for both everyday living and entertaining. A truly distinctive room where historic character and modern practicality come together.

SITTING ROOM

16'9 x 12'2

A welcoming and characterful sitting room, enjoying a delightful double aspect with views across the charming cobbled streets towards Pottergate. The room retains plenty of period appeal, with beautiful exposed timber floorboards and a wealth of natural light from the windows to the front and side. Generously proportioned, there is ample space for comfortable seating, making it an ideal setting for relaxing or entertaining. Stairs up to the first floor. With its warm atmosphere, attractive outlook and distinctive historic surroundings, this is a lovely space in which to unwind and enjoy the character of this historic Norwich home.

FIRST FLOOR LANDING

A bright and well-presented first-floor landing that creates an immediate sense of space and character. Featuring attractive painted panelling, natural timber flooring and a stylish carpeted staircase, this welcoming area provides access to the first-floor accommodation. Neutral décor and excellent natural light enhance the feeling of openness, while period touches add warmth and charm to the home.

BEDROOM TWO

13'7 x 10'5

A generously proportioned double bedroom offering excellent versatility for family living. The room enjoys an abundance of natural light from the large window, creating a bright and airy atmosphere throughout. The spacious layout comfortably accommodates a double bed and additional bedroom furnishings. Well-presented and neutrally decorated, this appealing room combines space, practicality and character, making it an ideal guest room or family bedroom.

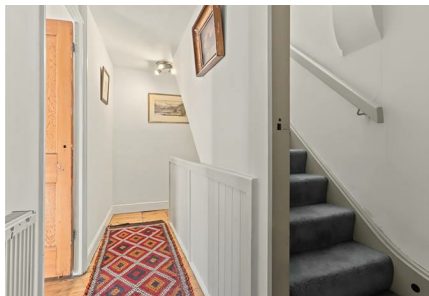
BEDROOM THREE

12'3 x 10'10

A spacious and versatile double bedroom currently arranged as a home office and study, offering flexible accommodation to suit a variety of lifestyles. The room is filled with natural light from the double aspect windows and features attractive exposed timber floorboards that enhance its character and warmth. While also benefiting from attractive elevated views across the surrounding area towards the historic St Giles Church, one of Norwich's most recognisable landmarks. Generous proportions provide ample space for bedroom furniture, a dedicated workspace or reading area, making it ideal as a guest bedroom, home office or additional reception space. A bright and comfortable room that adapts effortlessly to modern living requirements.

FAMILY BATHROOM

A well-appointed family bathroom fitted with a modern white three-piece suite comprising a panelled bath with shower and glazed screen over, pedestal wash hand basin and low-level WC. The room is predominantly tiled for ease of maintenance and benefits from a frosted window providing natural light while maintaining privacy. Generously sized and practical in design, the bathroom serves the property well for both family living and visiting guests.





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PRIMARY BEDROOM

15'4 x 13'11

Ascending to the second floor, the property's impressive principal bedroom is a particular highlight, combining generous proportions with an abundance of period character. Featuring attractive exposed timber floorboards and striking vaulted ceilings with exposed beams, the room offers a wonderful sense of space and charm. A focal-point fireplace further enhances the characterful appeal. Filled with natural light and offering ample space for bedroom furniture, this superb room provides a peaceful and distinctive retreat at the top of the house.

One of the property's most enchanting features is the outlook from the upper floors, where rooftop vistas stretch across the historic heart of Norwich. Framed by an attractive tapestry of traditional tiled roofs and period architecture, the views capture the timeless character of the city, with the striking tower of St Giles Church forming a particularly impressive landmark on the skyline. As the light changes throughout the day, the surrounding rooftops and church towers provide a constantly evolving backdrop, creating a unique connection to Norwich's rich heritage. These elevated views offer a wonderful sense of place and are a rare privilege in such a sought-after city-centre setting.

CARPORT/COURTYARD GARDEN

Tucked away in the heart of the city, this delightful walled courtyard garden provides a surprisingly private and outdoor retreat. Enclosed by mature climbing plants and characterful brickwork, the space enjoys a charming, established feel, creating the perfect setting for al fresco dining, morning coffee or relaxing with friends. Thoughtfully arranged with a paved seating area and a variety of potted plants, the courtyard offers a wonderful balance of greenery and low-maintenance living. A rare and inviting outdoor space that complements the property's city-centre location, providing a perfect place to entertain guests just moments from Norwich's vibrant amenities.



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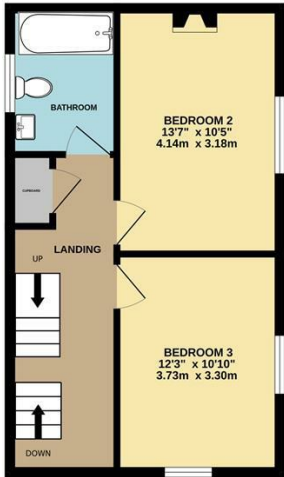
Council Tax Band

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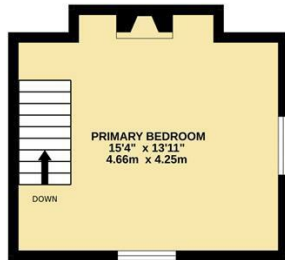
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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