

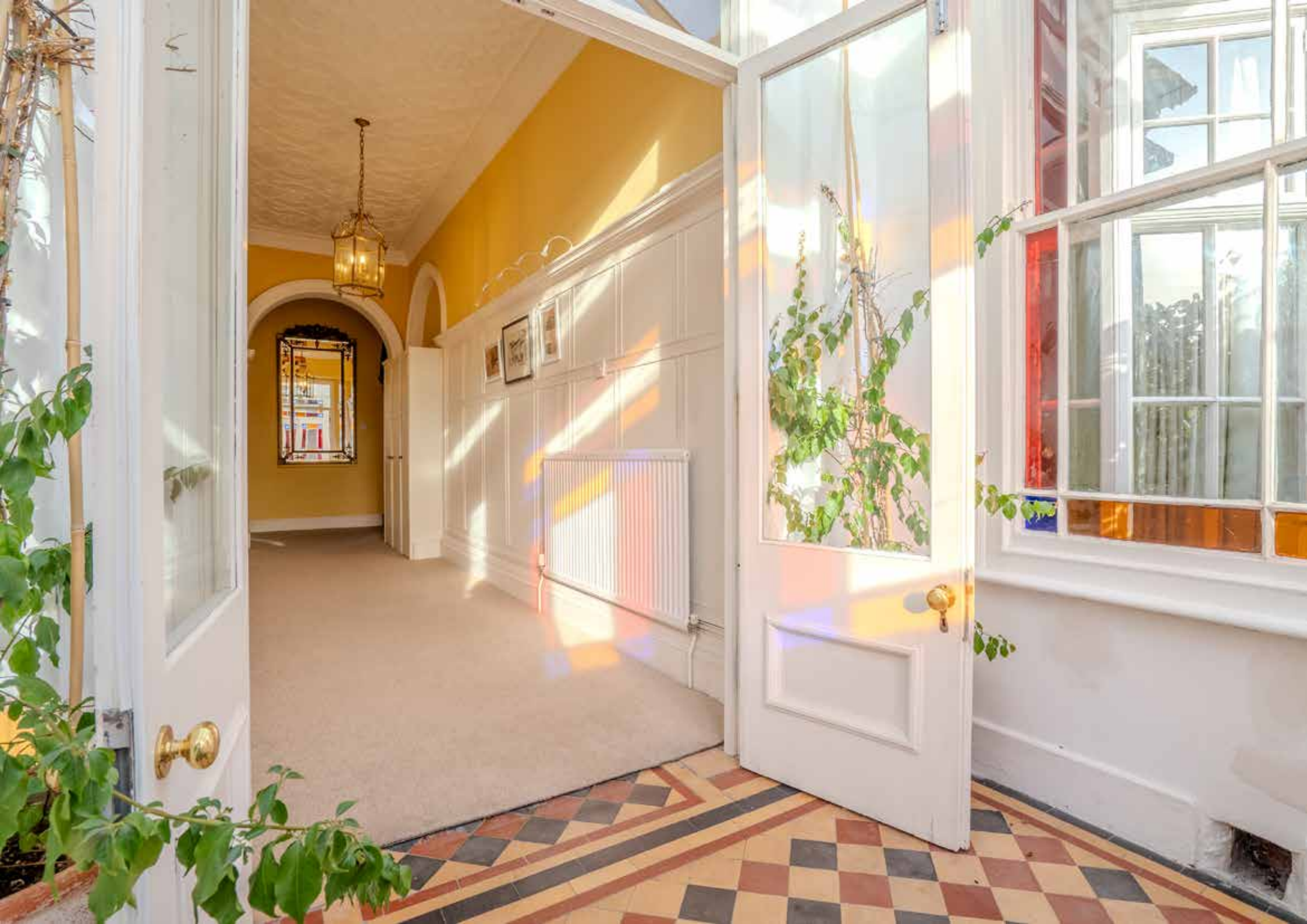
25 Old Grove Court
Norwich | Norfolk | NR3 3NL

FINE & COUNTRY

# GEORGIAN GRANDEUR




An exceptional Georgian residence packed with a wealth of original features,
including wonderful decorative plasterwork, original stained glass, panelling, impressive staircase and more.
You have the feel of a stately home but in a comfortable family residence, creating a special and appealing abode.
Brilliant for entertaining and with a lovely secluded garden and a garage,
you're nicely tucked away down a quiet no through road, walking distance from the city centre.



# KEY FEATURES

- A Stunning Semi-Detached Grade II Listed Georgian Residence situated on a Quiet Road, Walking Distance from the City Centre
- Four Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room complete with French Doors to the Garden and Large Bay Window
- Sitting Room with Open Fire and Bay Window
- Stunning Dining Room with Wood Panelled Walls, Decorative Ceiling Mouldings and Wooden Feature Arches
- Victorian Porch with Original Tiles and Stained Glass Windows
- Cellar Room ideal for Storage plus a Utility Room
- Secluded Rear Garden with Patio Area, Mature Planting and Greenhouse
- Single Garage with Pedestrian Access to the Garden
- The Accommodation extends to 2,286 sq.ft
- Energy Rating: D

If you love period properties and exquisite detailing, this will hit the spot. Authentic and of interest throughout, this home never ceases to impress, and it's also very welcoming and comfortable. It's very easy to see yourself living here. The location is a real bonus - you're walking distance to the city centre, to shops and to green spaces, but you're nestled on a close with a handful of other homes forming a small and friendly community.

### Period And Pristine

It's rare to find a gem of a period residence like this - remarkably well preserved and maintained by each successive owner. The oldest parts date back to the 1720s when this was one large home with the house next door. There are Victorian additions, such as the kitchen and the bedroom above, and the porch with its original floor tiles and colourful glazing, followed by Edwardian updates, including the two beautiful bay windows to the front. In the late 1970s, the house was divided and there have only been a few owners of this home since, each successive purchaser putting down roots and staying for a good long time.  The current owners have made their mark with upgrades to the stunning John Lewis kitchen - you have a granite island, parquet flooring, a new sink, five-ring hob and French doors to the garden. The owners have overseen improvements throughout the house, works to the garden, added a utility room and a cloakroom cupboard in the elegant reception hall as well as updating the main bathroom with underfloor heating.







# KEY FEATURES

## Decorative Detailing

The house is raised up and set back from the road, the pretty front garden is full of lavender on both sides of the walkway to the front door in spring and summer, with crab apple trees to one side and borders filled with mature planting. It's handsome and attractive, with two large bay windows and a Victorian glazed porch. You enter through the porch and then through the internal double doors to find a long reception hall in front of you - immediately it's clear you've arrived in a very special place. In the morning, the sun blazes through the original stained glass and bathes the hall in a riot of colour. There are two generous reception rooms, currently a sitting room to the front of the house, the bay window filling the room with light. There's an open fire in here, which is something you rarely find these days, set within a beautiful feature fireplace. The dining room is wood panelled and is very cosy and welcoming. The owners have hosted big family Christmas gatherings in here, as well as many dinner parties. It really comes into its own in the evening, feeling intimate and relaxing. A door to the garden means it's great for summer nights too. This room has a log burner within the feature fireplace and some spectacular ornate plaster work, with festoons above picture rail height and a decorative ceiling - it wouldn't be out of place in a National Trust property. The staircase is equally impressive and lends the room a sense of occasion, as though you're in a Victorian novel, with the decorative arches and oak balustrades. The large double-aspect kitchen is well-equipped - a wonderful space both to prepare meals and to dine in, surrounded by the large bay window. Upstairs there are four bedrooms, a family bathroom and a shower room, so no shortage of space for a family.

## A Lovely Location

One of the surprising things about this property is just how quiet it is - the owners say their friends and family always comment on how you hear birdsong in the mornings. The house sits on a small no-through road, so there's no passing traffic and residents enjoy a strong sense of community. The rear garden faces west and the owners have created different areas to make the most of the light and shade throughout the day, whether sitting in the shade of the fig tree or getting the morning sun in the top section, which has a pretty, cottage garden feel. You have your own private garage and there's plenty of parking around, which is particularly good if you have little ones. Waterloo Park is just down the road and a nice place to take a walk, or you can stroll into the city centre for a spot of shopping. There's a great local pub that's popular with residents around here and does an excellent roast and enjoyable quiz nights. You're well placed for heading out and about across the wider area too, with the ring road, Broadland Northway, airport and more within easy reach. Enjoy a day out at Blickling, head to the coast for a beach walk, or perhaps hire a boat and get out on the water. There's plenty to do around here - and at the end of it, you get to come back to a magnificent and enviable home!



































# INFORMATION



## On The Doorstep

The property is within walking distance of a range of excellent facilities and amenities including top restaurants, bars, cinemas, theatres and supermarkets, with access to a wide range of retailers, from national brands to independent boutiques and shops and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral.

## How Far Is It To?

Within such close proximity to Norwich city centre there are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

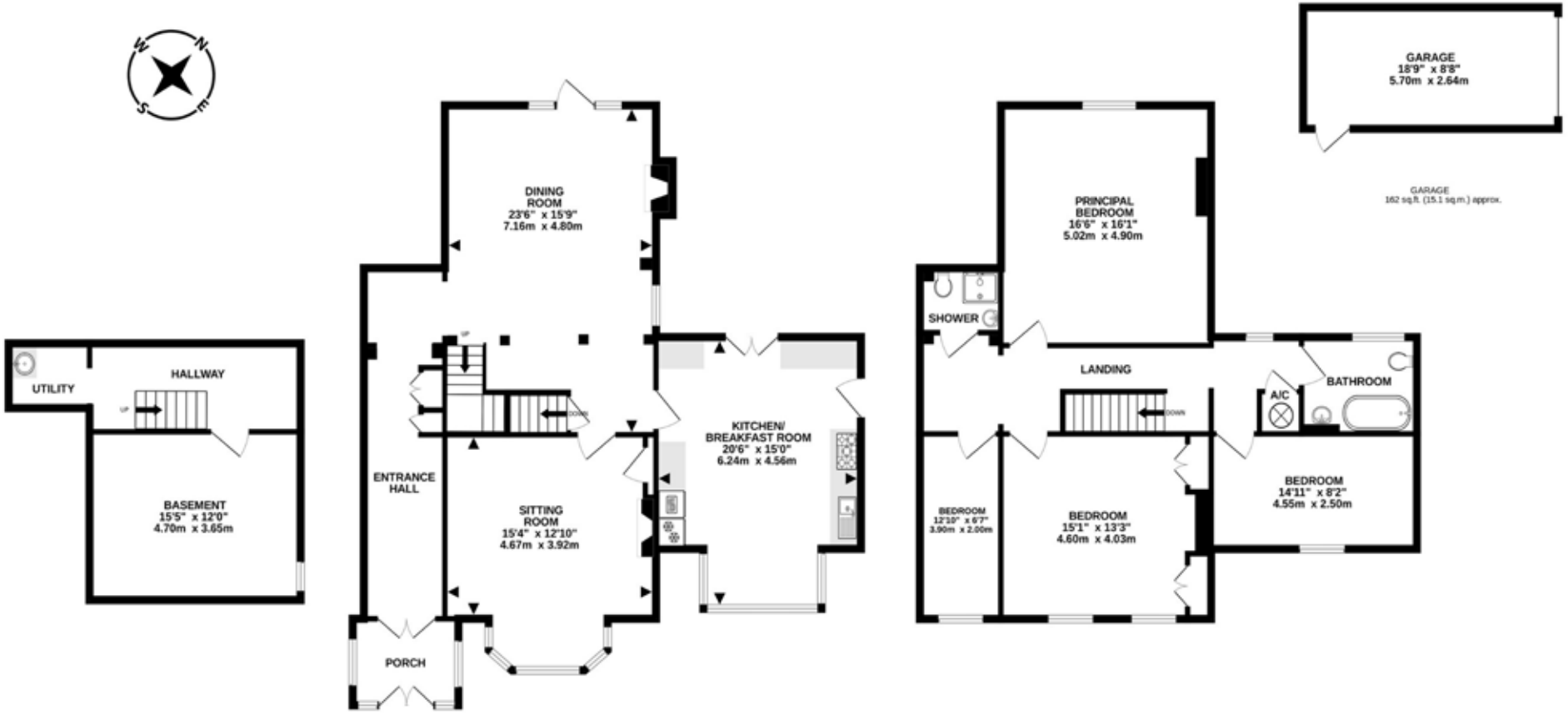
## Directions

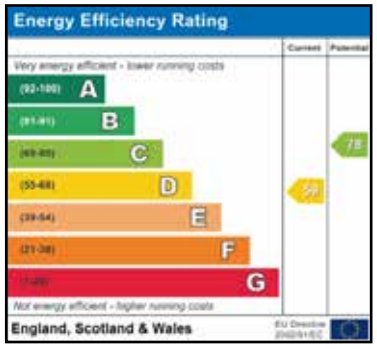
From our office head down Duke Street and at the roundabout take the 2nd exit onto Pitt Street/A1042. Follow the road round and then turn right onto Waterloo Road and continue straight onto Angel Road. Continue onto Catton Grove Road and then turn left onto Old Grove Court.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Norwich City Council - Council Tax Band E
Freehold

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.
Copyright © Fine & Country Ltd.
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.




FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2286 sq.ft. (212.4 sq.m.) approx.
TOTAL FLOOR AREA : 2448 sq.ft. (227.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.
For a free valuation, contact the numbers listed on the brochure.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

**THE FINE & COUNTRY FOUNDATION**

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation




follow Fine & Country Norwich on

Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com