



## 4 Gildencroft, Norwich

£300,000 Freehold

This beautifully preserved Grade II listed cottage is the kind of home that instantly makes you feel at ease. From the moment you step through the door, you're greeted by character-rich details — exposed beams, a charming bricked fireplace, oak floors and a palette that mixes warmth with timeless style. The new kitchen is a real highlight, designed for everyday living, complete with a pantry and a splash of vibrant tiling for a contemporary twist. Upstairs, three well-proportioned bedrooms offer calm and comfort, while the bathroom and separate WC retain the home's heritage charm. Outside, the private walled garden feels like your own little escape — ideal for morning coffees, evening drinks, or even a bit of city gardening. Just a short distance from Norwich's buzzing centre, this is a rare opportunity to enjoy a peaceful, character-filled lifestyle with everything you need right on your doorstep.



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### The Location

Gildencroft enjoys a prime spot in the heart of NR3—one of Norwich's most in-demand postcodes thanks to its brilliant mix of community feel, green spaces, and proximity to the city. Just a 20-minute walk or a short 7-minute drive will get you to both the city centre and the train station, making it ideal for commuters and city explorers alike.

Locally, you're well-served with everyday essentials, including a Spar and Tesco Express for quick pick-ups or artisan bakers Bread Source for bread, coffee and pastries. When it's time to grab a bite or hang out over drinks, you're spoiled for choice. The Artichoke and The Stanley are local favourites with great food and a buzzing atmosphere. If you're after something laid-back, The White Lion or Malt and Mardle are perfect spots for a chilled pint and an easy evening.

For simply unwinding, the green space of Wensum Park is only a stroll away. There's also Grade II listed Waterloo park, where you can walk the dog, play some sports, or just visit the pavilion cafe. Just moments from your front door, you'll also find the River Wensum running nearby, offering scenic views, peaceful spots, and paddleboarding, and for those who enjoy running or cycling, Marriott's Way provides an opportunity to go further afield. With popular local schools in the catchment area and a great sense of neighbourhood, Gildencroft offers that perfect blend of city convenience and everyday comfort.

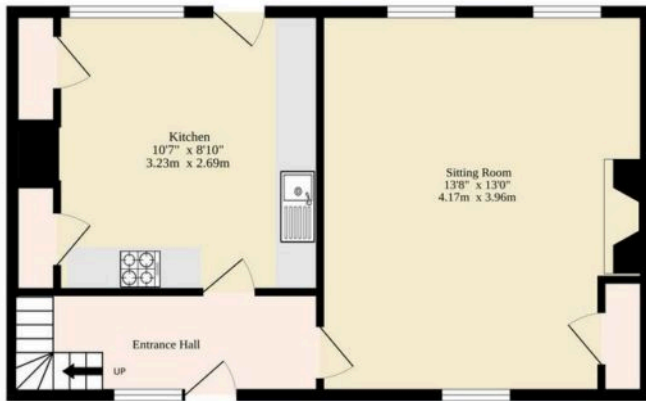
### Gildencroft, Norwich

Tucked away opposite the historic St Augustine's Church and just a short stroll from the heart of Norwich, this charming Grade II listed home offers a rare opportunity to enjoy period cottage living in a central location. With a striking flint exterior and all the character you'd hope for in a property of this age, the home effortlessly balances cosv charm with

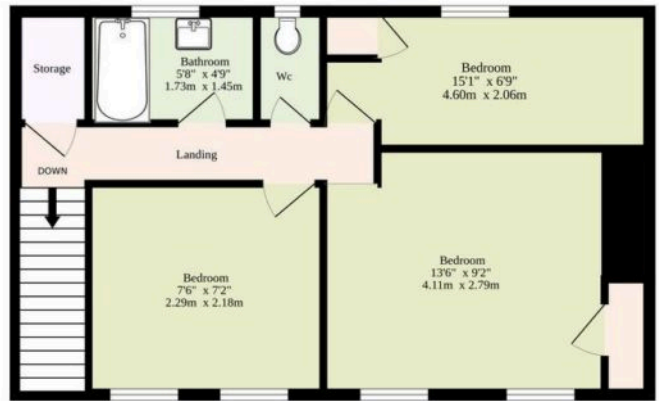


Tenure: Freehold

Ground Floor  
339 sq.ft. (31.5 sq.m.) approx.



1st Floor  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

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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