



Fishergate, Norwich - NR3 1SE



Fishergate

Norwich

Situated on the RIVERS EDGE with view towards Norwich Cathedral, this FOUR STOREY TOWN HOUSE sits as part of a private and SECURELY GATED community. With living accommodation split over four levels the living space is VERSATILE in its use offering over 1400 Sq. Ft (stms). The ground floor boasts a WC and UTILITY ROOM with the stand out living area being a generous 27' OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES. A second sitting area can be found on the first floor with large open floor space with a total of FOUR BEDROOMS split over three floors ALL OF WHICH HAVE EN-SUITE shower/bathrooms. The third floor bedroom also gives way to a unique well proportioned BALCONY/SUN TERRACE making the ideal spot to sit and enjoy the summer sunshine. Through the complex and beyond the rivers edge, access can be found for a GARAGE where a personal door at the rear takes you into the FULLY ENCLOSED rear garden terrace.

Council Tax band: F

Tenure: Freehold



- City Centre Town House
- Secure Gated Living Complex
- Backing Onto The River With View to the Cathedral
- 27' Open Plan Kitchen/Dining Room & Separate Utility
- Four Bedrooms Over Three Floors Each With An En-Suite
- Balcony/Sun Terrace Off The Third Floor Bedroom
- Over 1400 Sq. Ft Of Living Space (stms)
- Garage

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

SETTING THE SCENE

The property can be found on this edge of City Centre street with a tall and attractive aesthetic to the front where locked property privacy giving iron gates sit towards the right of the home creating a secure and gated community where a brick weave drive leads beyond the neighbouring properties across the edge of the river to the garage and parking space at the rear of the home with personal door leading into the rear garden.



THE GRAND TOUR

Stepping inside the accommodation, it is split over four floors with the ground floor hosting a large portion of the main living area where a two piece WC initially greets you to the right hand side with low level radiator and frosted glass window to the front. The main living space on this floor comes courtesy of a 27' open plan kitchen and dining room turned into a free flowing reception room by the current owners that initially offers a wide range of wall and base mounted storage units which in turn give way to rolled edge work surfaces with integrated appliances including a dishwasher, four ring gas burner hob with extraction above and dual eye level ovens with a freestanding fridge/freezer. The wooden effect flooring leads you back through additional wall mounted storage where a formal dining table sits at the very rear of the home where French doors take you into the rear garden patio. Sitting just next door is a utility room with where further wall and base mounted storage units can be found with plumbing for a washing machine and a second inset chrome sink and door into the garden.

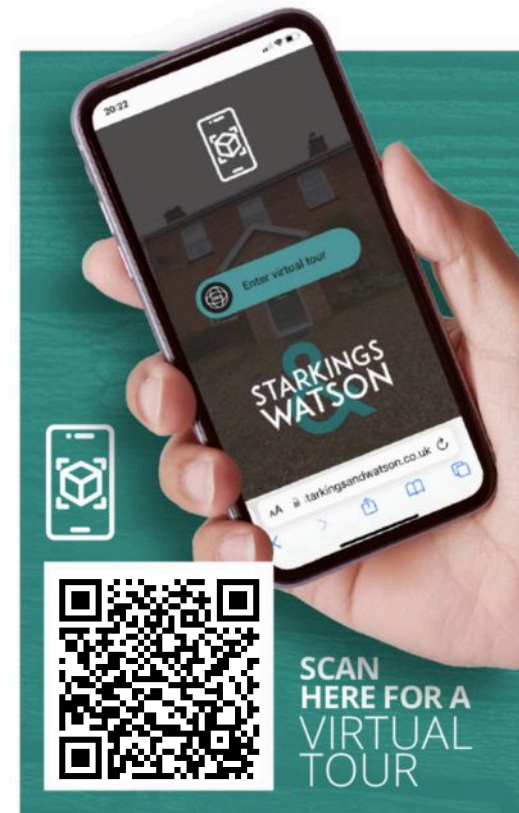
The first floor landing splits to offer you into two further living spaces where a 16' sitting room occupies a double rear facing aspect allowing natural light to flood the living space where carpeted flooring is laid leaving room for a wide range of soft furnishings with a potential choice of layout. The first of the four bedrooms can be found on this floor currently used as a study/home office by the current owners. This room also benefits from a dual facing front aspect with an en-suite shower room with frosted glass window.

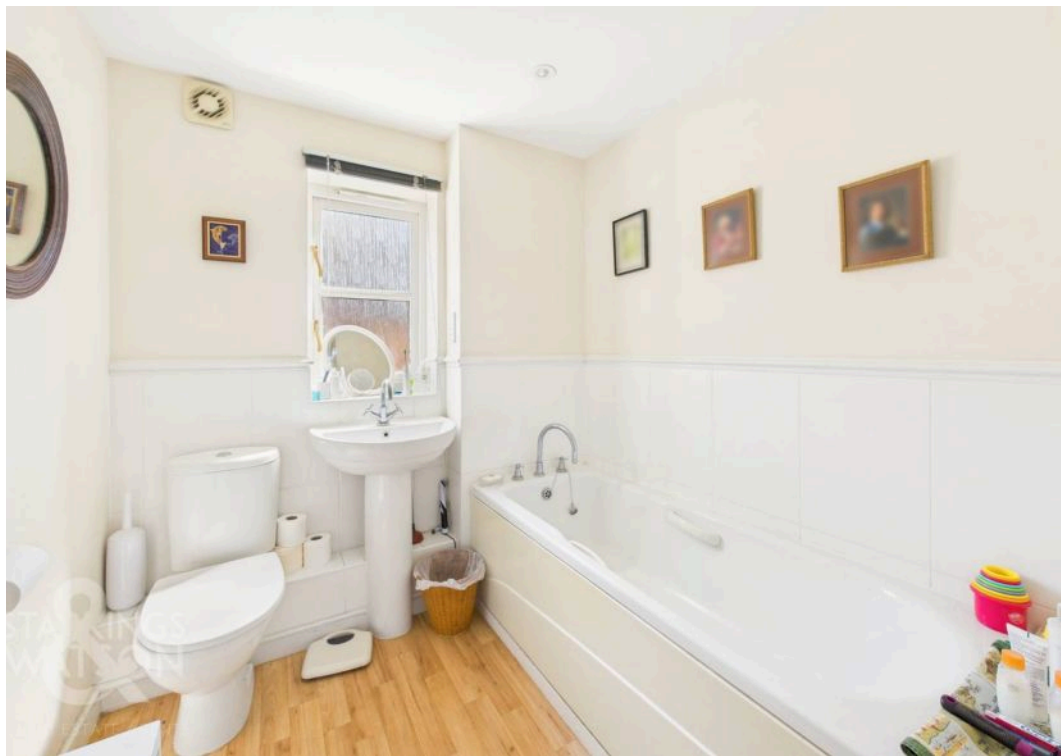
The second floor landing splits again to allow access to two further double bedrooms both of which have their own en-suite bathrooms. The slightly smaller sits towards the front of the home with room for a double bed and ample soft furnishings whilst the larger sits at the rear of the home with views towards the rear courtyard and riverside of the property, an en-suite that features a bath with tall heated towel rail and built in storage.

The third floor opens into a fantastic dual facing living space flooded with natural light where a characterful crescent window sits with views looking across the city centre rooftops. This room too benefits from an en-suite shower room with a predominantly tiled surround with the added addition of a rooftop terrace complete with balcony seating space and views towards the river and Norwich Cathedral in the background.

AGENTS NOTE

While the property is freehold there is a yearly charge of approximately £1100 paid in two half yearly instalments.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with tall mature shrubs and hedges creating a vibrant and private seating area where flagstone patio stones sit to allow the perfect seating space and an archway taking you through a walkway will lead you directly into the personal door for the garage with electric roller door to the front and brick weave parking at the very front of the garage.

FIND US

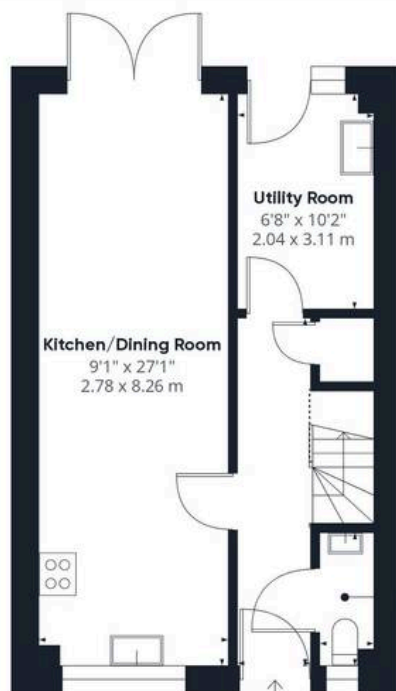
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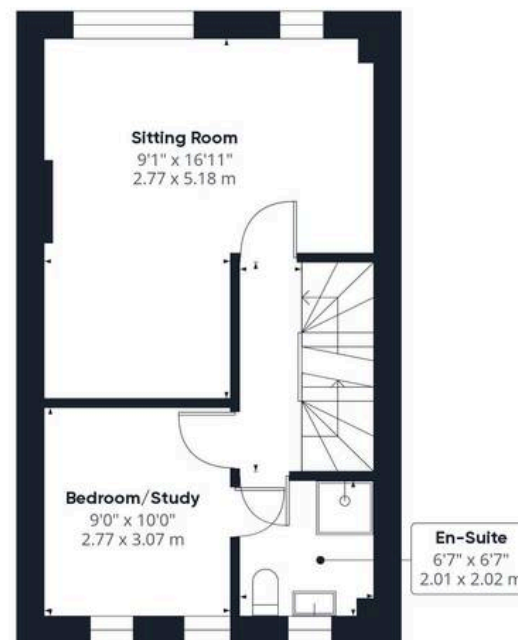
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

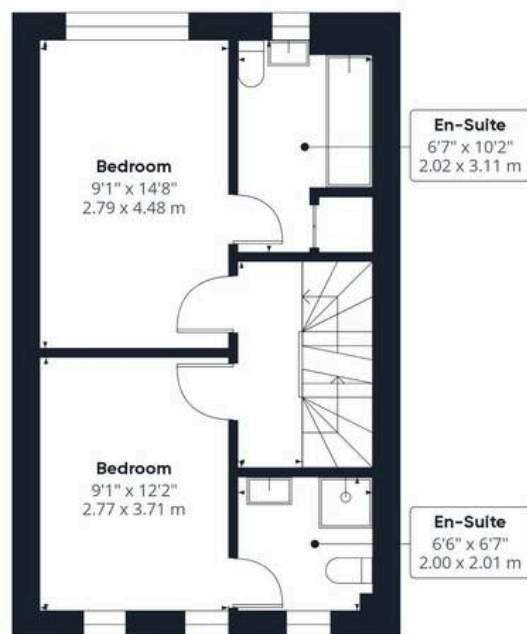




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area⁽¹⁾

1433.96 ft²
133.22 m²

Balconies and terraces

151.77 ft²
14.1 m²

Reduced headroom

9.86 ft²
0.92 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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