



STARKINGS
WATSON

Duke Street, Norwich - NR3 3AP

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WATSON

HYBRID ESTATE AGENTS



Duke Street

Norwich

This FULLY MODERNISED and UPDATED first floor purpose built flat is situated within WALKING DISTANCE to the CITY CENTRE. Having been completed with a CONTEMPORARY LOOK and gas fired central heating, the hall entrance leads to a BAY FRONTED SITTING ROOM, high specification KITCHEN with INTEGRATED APPLIANCES including a fridge freezer, washer/dryer and dishwasher, along with SPACE for a TABLE, one DOUBLE BEDROOM and FULLY TILED SHOWER ROOM with a RAINFALL SHOWER.

Council Tax band: TBD

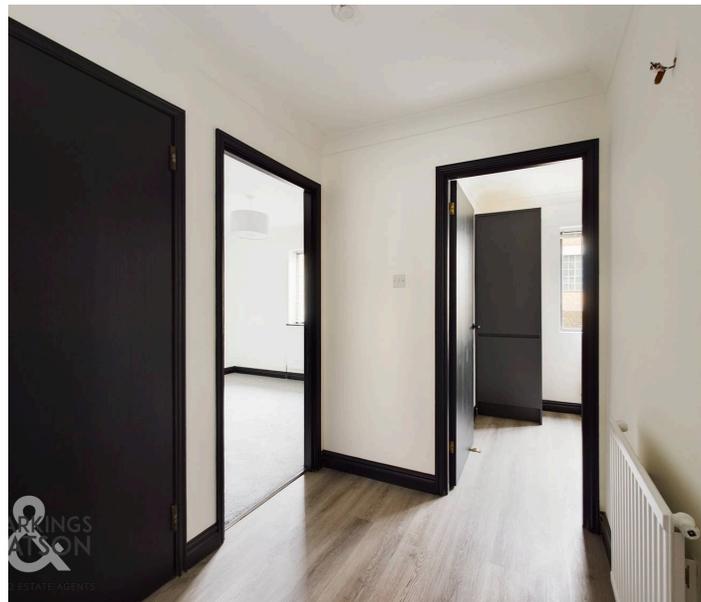
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor Purpose Built Flat
- Walking Distance to City Centre
- Renovated & Modernised
- Hall Entrance with Bay Fronted Sitting Room
- Kitchen with Appliances
- One Double Bedroom
- Shower Room with Rainfall Shower
- Gas Fired Central Heating

SETTING THE SCENE

Fronting Duke Street access leads from both the front and rear of the building, with stairs to the first floor.



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.

THE GRAND TOUR

Once inside the flat, a porch leads to the main hall entrance, with wood effect flooring and doors to the main rooms. To the right, the shower room is the first door, with a newly fitted three piece suite and fully tiled walls. Storage can be found under the sink, whilst the double shower includes a twin head thermostatically controlled rainfall shower, heating is via the towel rail, and a storage cupboard is behind the door. The sitting room continues with wood effect flooring and is bay fronted. The double bedroom is located at the back with fitted carpet and a radiator. The striking kitchen offers an extensive range of storage, with an integrated fridge freezer, washer/dryer and dishwasher. The square edge work surfaces include a sink with mixer tap, recessed electric ceramic hob and electric oven below, with an extractor fan above.

FIND US

Postcode : NR3 3AP

What3Words : ///shiny.part.feared

VIRTUAL TOUR

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

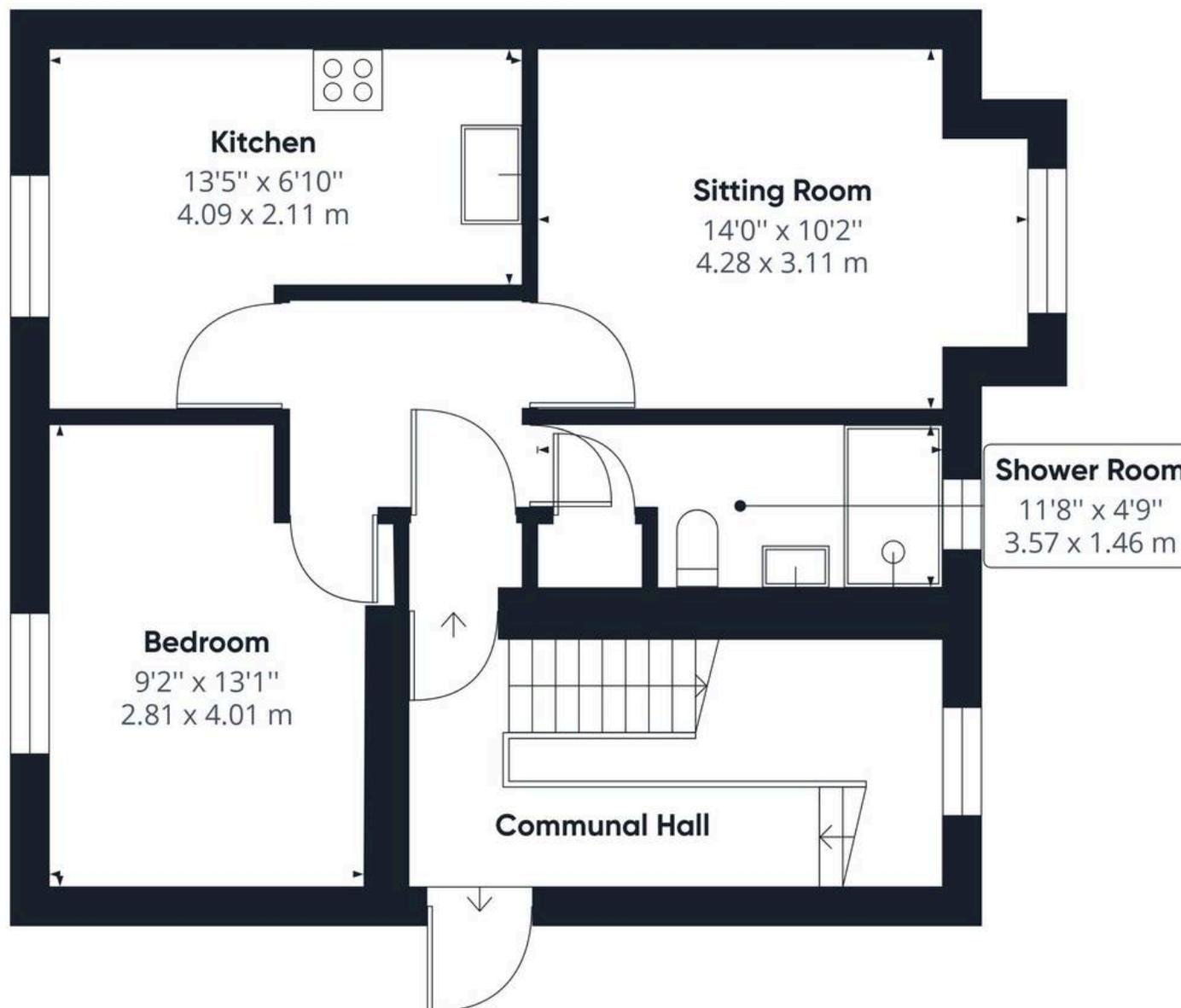




Garden

THE GREAT OUTDOORS There is no communal garden space or parking with this property.





Approximate total area⁽¹⁾

471.92 ft²

43.84 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales 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.