

## 14 Berners Street, Norwich - NR3 2JW

Offers over £220,000 Freehold

Situated in a sought-after residential area, this beautifully refurbished three-bedroom Victorian mid-terrace home presents an ideal opportunity for first-time buyers seeking a stylish, move-in-ready property. Thoughtfully renovated throughout, the home features two spacious reception rooms with characterful touches, a modern fitted kitchen, and a contemporary bathroom. Upstairs, you'll find two generously sized double bedrooms along with a third versatile room, perfect as a child's bedroom, home office, or study. Outside, the property offers a bisected rear garden with newly laid patio and lawned areas, plus a useful garden shed, all enclosed by new fencing. With fresh decoration, new flooring throughout, and a fantastic location close to amenities, transport links, and schools, this well-presented home offers comfort, practicality, and timeless character.



## Location

Located in the well-established NR3 area of Norwich, Berners Street offers a convenient and well-connected setting just north of the city centre. This residential neighbourhood is known for its strong community feel, characterful homes, and easy access to a range of local amenities, including shops, cafes, and schools. Excellent transport links make commuting straightforward, while nearby green spaces such as Wensum Park and riverside walks provide the opportunity to enjoy the outdoors close to home. With a friendly atmosphere and everything you need within easy reach, it's a location that continues to attract those looking for comfort and convenience in the city.

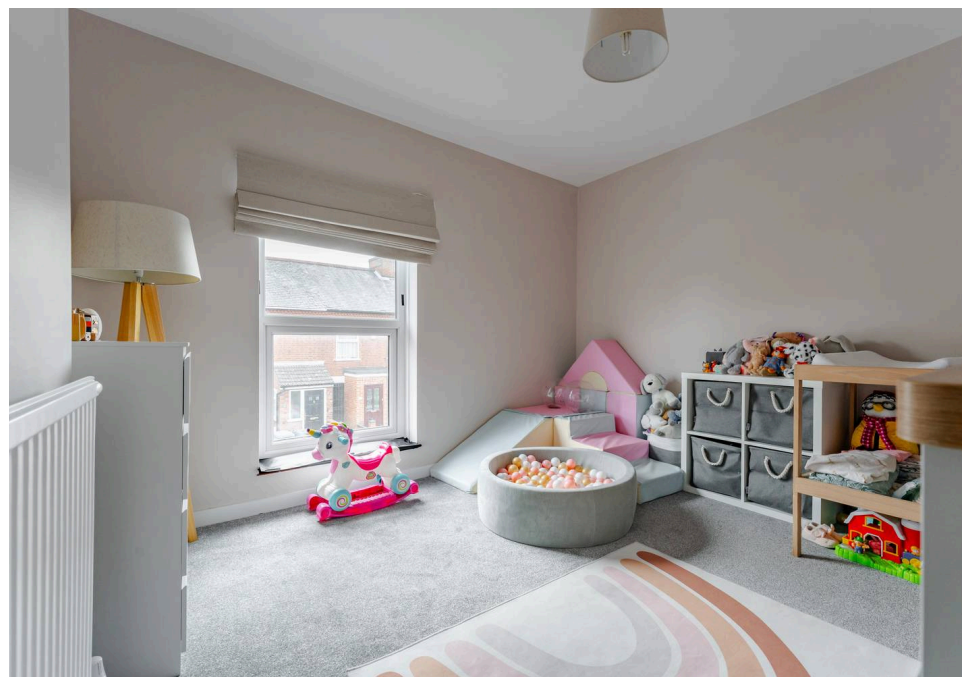
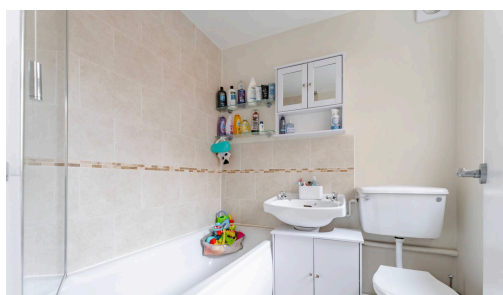
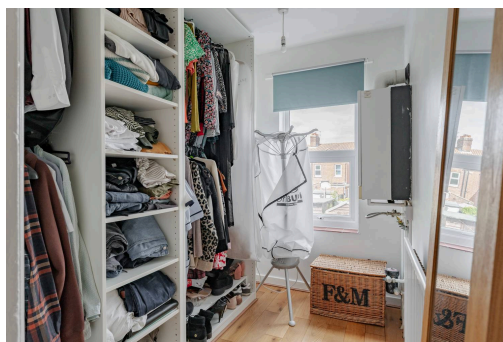


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating and Combi Boiler

Council Tax Band- B





## Berners Street, Norwich

Enter through the front door into the welcoming sitting room, featuring characterful wood shelving and a cosy, well-proportioned layout — an ideal space to relax or greeting guests.

Continue through to the bright and spacious dining room, ideal for everyday living or entertaining guests. This room also benefits from a conveniently located under-stairs cupboard, providing handy storage without compromising space.

From here, step into the modern fitted kitchen, which has been stylishly designed with built-in cupboards, wood-effect countertops, and a striking tiled splashback. Practical tiled flooring runs underfoot, while an electric oven and hob with an overhead cooker hood ensures functionality. There's also plumbing for a washing machine, and the space leads into a rear lobby giving access to the garden and the contemporary family bathroom.

The bathroom is well-appointed with a panelled bath and shower over, with partially tiled walls surrounding the bath for a fresh and polished look.

Make your way upstairs to find three bedrooms, two of which are generously sized doubles, with one featuring a built-in cupboard for added convenience. The third bedroom offers flexible use — ideal as a child's room, home office, or study, depending on your needs.

The property benefits from double glazing throughout, enhancing comfort and energy efficiency.

Outside, the bisected rear garden is a real bonus, offering both courtyard and lawned areas. A newly laid patio and fresh turf provide a pleasant and low-maintenance outdoor space, while a versatile garden shed offers potential as a workshop, studio, or additional storage. New fencing around the boundary ensures a secure and private setting.

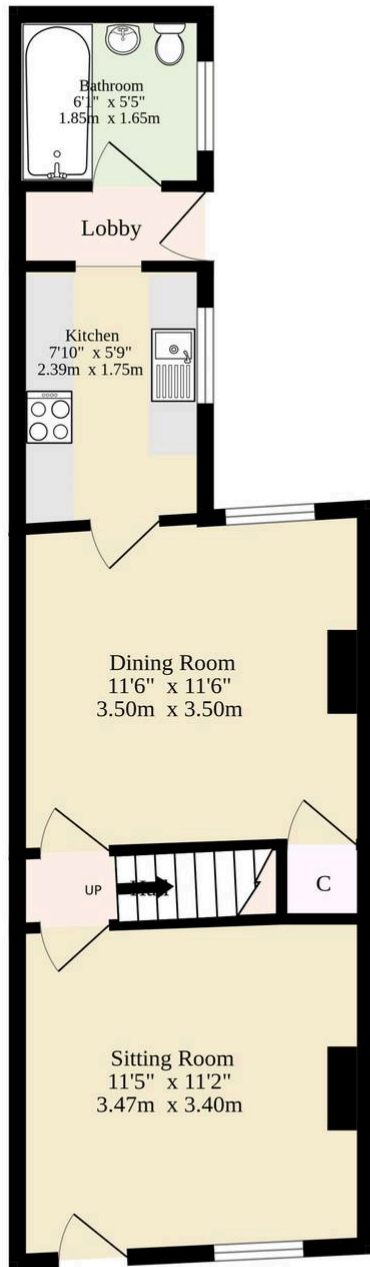
To the front of the property, a newly laid brickweave path leads to a landscaped front garden, enhancing the property's kerb appeal.

On-street parking is readily available, providing convenience for residents and visitors alike.

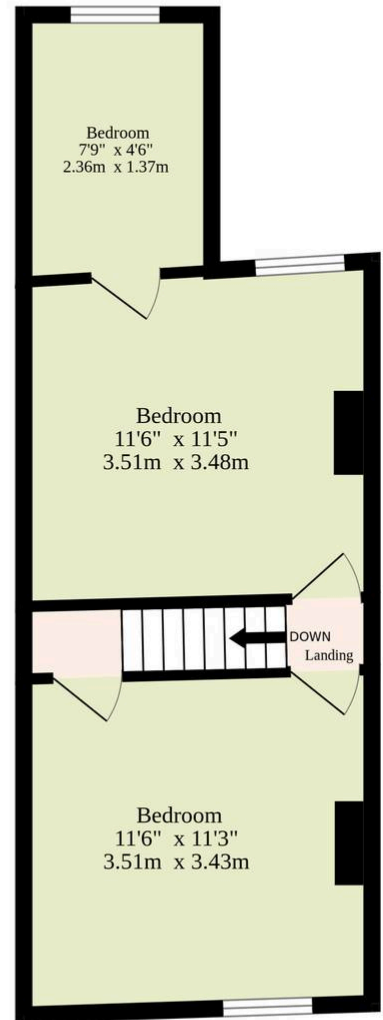
Additionally, the property has undergone a comprehensive renovation, including a full rewire with a new ring main and certified aerial points installed upstairs and downstairs, both front and back. The interior has been fully replastered and refurbished throughout, with fresh redecoration in every room. All flooring has been replaced, featuring a high-quality mix of new carpets, engineered oak flooring, and luxury vinyl tile (LVT), creating a stylish and durable finish throughout the home.



Ground Floor  
366 sq.ft. (34.0 sq.m.) approx.



1st Floor  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 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.  
Made with Metropix ©2025