



17 Friars Quay  
Norwich, Norfolk, NR3 1ES

**BROWN & CO**







## 17 Friars Quay, Norwich, Norfolk, NR3 1ES

A lovely four-bedroom townhouse, located in a highly desirable pocket of Norwich city centre.

ASKING PRICE - £495,000



### DESCRIPTION

No. 17 Friars Quay is a delightful four-bedroom four-storey townhouse beautifully positioned in a prime City Centre location. The house enjoys fine views over the River Wensum and is beautifully positioned, enjoying a pleasant courtyard garden and access onto the road which fronts the riverbank.

The property is accessed at the front into a spacious entrance hall with access to the garage, dining room/study and the kitchen. From the dining room/study access is enjoyed into the courtyard garden.

The first-floor landing flows into the sitting room, bedroom three and the family bathroom. There are lovely views down towards the inner courtyard and river via the balcony.

The second floor offers access to two double bedrooms and a shower room. The principal bedroom features a fitted wardrobe. The third floor comprises a double bedroom with a range of fitted wardrobes and general storage.

To the outside there is parking for two vehicles in front of the house with access into the single garage. The rear courtyard offers peace and tranquillity with plenty of room for a table

and chairs. A rear gate provides further access from the garden courtyard onto the River Wensum which is a standout feature to this lovely residence.

Services: We believe all mains services are connected to the property.

### LOCATION

Superbly situated, close to the centre of the city, Friars Quay is a small exclusive development of properties in a prime residential area. It is located within walking distance of all amenities in this vibrant city which includes excellent shopping facilities, restaurants, cafes and public houses, theatres and cinemas and health & leisure centres.

### DIRECTIONS

From the Brown & Co office on St George's Street, follow the road to the 'T' junction with Colegate and turn right. Then take the first turning on the right into Friars Quay, following the road along and the property will be found in front of you across the other side of the road.

### AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Viewings - Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



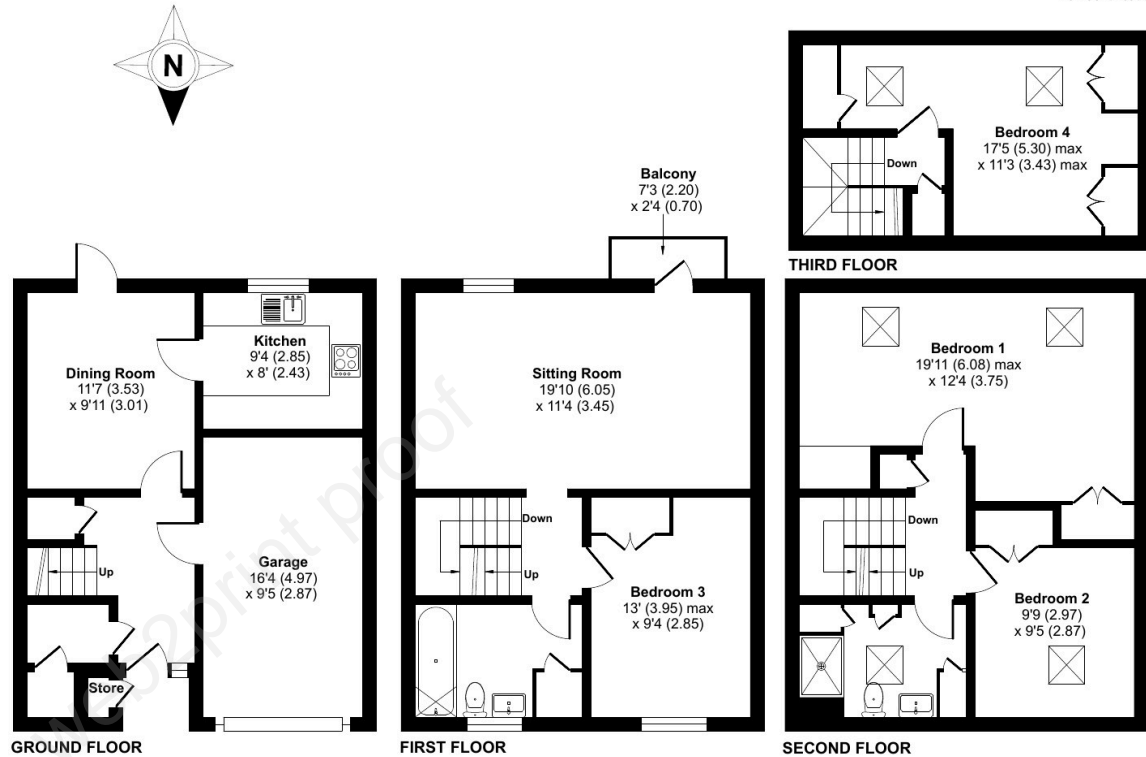
## Friars Quay, Norwich, NR3

Approximate Area = 1517 sq ft / 140.9 sq m (excludes store)

Garage = 155 sq ft / 14.3 sq m

Total = 1672 sq ft / 155.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1356539

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