



## Anchor Quay, Norwich, NR3 3PR

Guide Price £675,000

- PRIME CITY CENTRE LOCATION
- SIX SPLIT LEVELS
- 16'9" KITCHEN/DINING ROOM + SEPARATE UTILITY
- QUIRKY HOME OFFICE
- COURTYARD GARDEN & ALLOCATED PARKING
- RIVER VIEWS
- FOUR BEDROOMS (MASTER EN SUITE)
- MEZZANINE STUDIO/FIFTH BEDROOM
- UNIQUE 16' x 16' HALF HEIGHT STORAGE ROOM
- NO ONWARD CHAIN

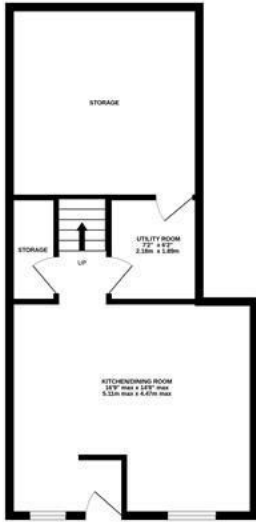
# Anchor Quay, Norwich, NR3 3PR

CITY CENTRE LOCATION and a less than five minute walk to the cafes/ restaurants of St Benedict's Street, Norwich Market and theatres. This unique Grade II listed town house was converted from the Victorian warehouse of Bullard's Brewery and features many of the original beams, high ceilings and spaciousness. Situated by the peaceful River Wensum, this location combines a city centre lifestyle with a historical link with the past. The property itself consists of a 16'9" kitchen/dining room, utility room with access to a 16'0" x 16'0" half height storage space, sitting room, cloakroom, spacious master bedroom with built in wardrobes, an en suite bathroom, three further bedrooms (all with fitted wardrobes), shower room, mezzanine studio/study/fifth bedroom and a quirky 13'10" home office. Outside side there is a colourful courtyard garden and an allocated parking space.

Council Tax Band - E



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



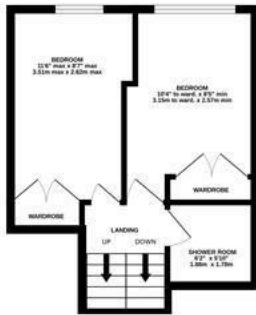
1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



3RD FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



4TH FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



5TH FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1981 sq.ft. (184.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



