

Ben Allman
Estate & Letting Agents



63 Duke Street

, Norwich, NR3 3AP

Guide price £270,000



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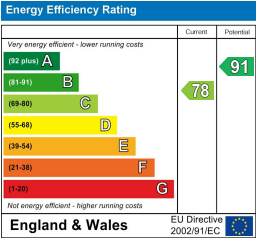
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £270,000 - £280,000
- Newly Installed Boiler In 2023
- New Flooring Added Throughout This Year
- Courtyard Garden
- Central Norwich Location
- Beautiful Recently Fitted Kitchen (2023)
- New Decking Added In 2024
- Handsome Georgian-Style Townhouse With Modern Sash Windows
- Permit Parking
- EPC Rating - C



Prepare to be wowed by this exceptional townhouse that combines historic charm with contemporary flair! This modern townhouse is centrally located and cleverly disguised amongst a beautiful Georgian row. This home has undergone exciting renovations by the current owners, offering you a living space that's both stylish and functional across three fantastic levels.

Sleek Ground Floor: Step into the brand-new shaker-style kitchen/breakfast room, a true heart of the home where culinary creativity can flourish. With modern finishes and plenty of space, it's perfect for both everyday meals and entertaining guests. The ground floor also features a convenient bathroom and rear access to a private enclosed courtyard—once a parking space, now transformed into a peaceful outdoor retreat with brand new decking. Plus, a spacious outbuilding houses the brand-new combi boiler.

Spacious First Floor: The first floor is dedicated to an incredible 5.4m sitting room that oozes comfort and space! Whether you're curling up with a book or hosting friends, this expansive room is perfect for any occasion, offering the flexibility to adapt to your lifestyle.

Private Second Floor: Head upstairs to discover two beautiful double bedrooms, each offering tranquillity and natural light. With generous space and plenty of room to relax, these rooms are the perfect place to retreat after a busy day.



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