



King Street, Norwich - NR1 1PH



King Street

Norwich

Welcome to this CHARACTERFUL GRADE II LISTED HOME IN THE HEART OF THE CITY, where period charm blends seamlessly with MODERN, ATTRACTIVE FINISHES.

Sympathetically modernised throughout, this impressive residence is arranged over FOUR VERSATILE LEVELS, offering a flexible layout to suit a range of lifestyles. Step through the inviting entrance into a warm, welcoming hallway, leading to a STYLISH MODERNISED KITCHEN complete with AMPLE STORAGE and contemporary fittings. The kitchen conveniently opens onto the rear garden patio, creating a wonderful flow between indoor and outdoor living spaces. Upstairs, THREE BEDROOMS provide peaceful retreats, each enjoying access to a WELL-APPOINTED THREE PIECE FAMILY BATHROOM SUITE. The thoughtful preservation of original features, combined with tasteful updates, ensures timeless appeal and every-day convenience. Residents benefit from an ALLOCATED PARKING PERMIT within the council-owned car park situated directly behind the home, offering rare city centre parking.



With a SHORT WALK TO ALL AMENITIES, nightlife, shopping, and leisure facilities, this property promises the ultimate in urban living, combining heritage character with modern comfort.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Characterful Grade II Listed Home In The Heart Of The City
- Modernised Sympathetically To Retain Its Charm While Offering All Attractive Finishes
- Accommodation Split Over Four Levels
- Three Bedrooms All Having Use Of A Three Piece Family Bathroom Suite
- Modernised Kitchen Offering Ample Storage While Backing Onto The Rear Garden Patio
- Allocated Parking Permit Within Council Owner Car Park Situated Behind The Home
- Short Walk To All Amenities, Nightlife, Shopping & Leisure Facilities
- Private & Fully Enclosed Rear Garden



Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property sits back from one of Norwich's many historic cobbled streets, with access to the parking coming to the right-hand side of the home, where one permit is granted for the property.

THE GRAND TOUR

Once inside, the main ground floor offers a sitting and dining room, boasting a potential versatile use of the space, where a bright and inviting décor becomes apparent to see. Restored solid wooden flooring adorns the floor, leaving more than enough room for a sitting room suite, whilst heading beyond these stairs is a bright and airy dining room space, which overlooks the rear garden. Heading down to the lower ground floor, a modern kitchen boasts a multitude of wall- and base-mounted cabinetry, with space remaining for white goods and appliances to include an oven and hob with extraction above, washing machine and fridge freezer, with access door taking you directly into the private rear garden.

Heading to the first floor, the landing splits in each direction to take you through to the first of the bedrooms located at the front of the property, another space where the furniture currently sits on stripped-back solid wooden flooring, with a bright and neutral décor facing onto the street through traditional wooden frame sash windows. Sitting just next to this is the three-piece family bathroom suite, which has been tastefully decorated and currently offers a shower with tiled surround over the bath.

The adjacent side of the property offers space for a versatile third double bedroom, or potential to be used as a home office or study. The second floor gives way to the principal bedroom within the home, whilst a versatile landing offers potential for a small work-from-home setup. The bedroom is more than large enough to accommodate a large double bed with an array of soft furnishings and storage solutions, with all carpeted flooring.

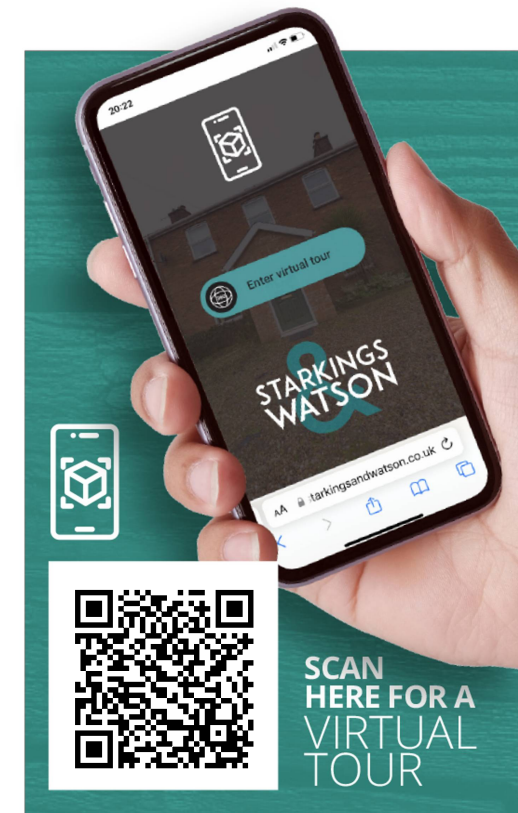
FIND US

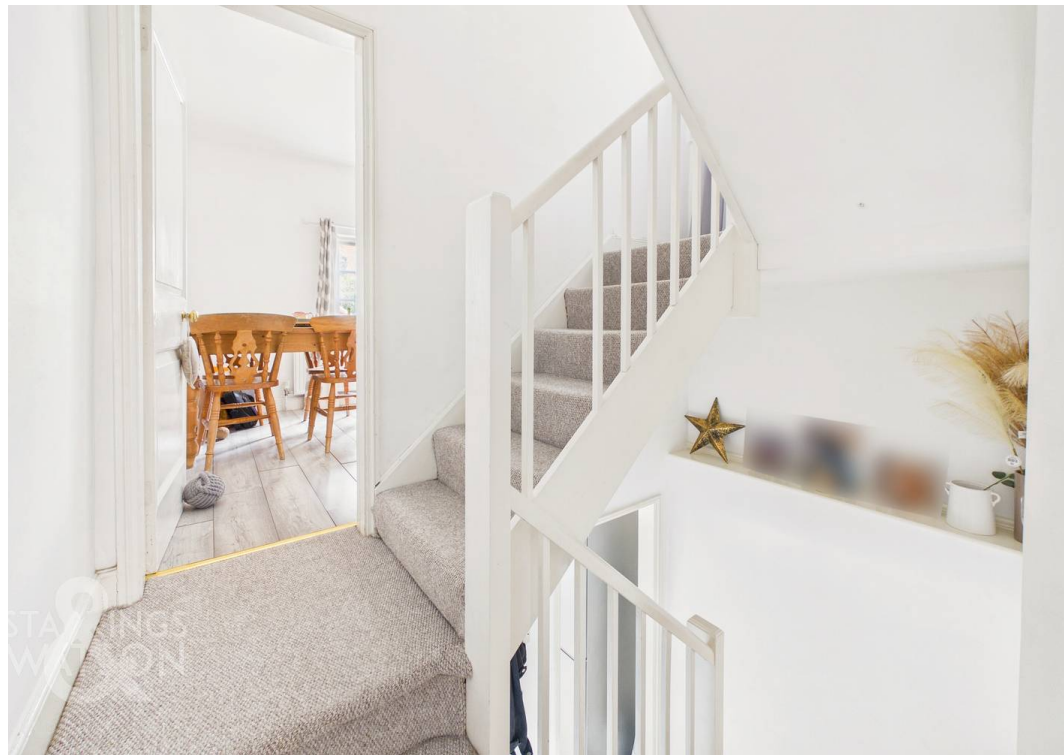
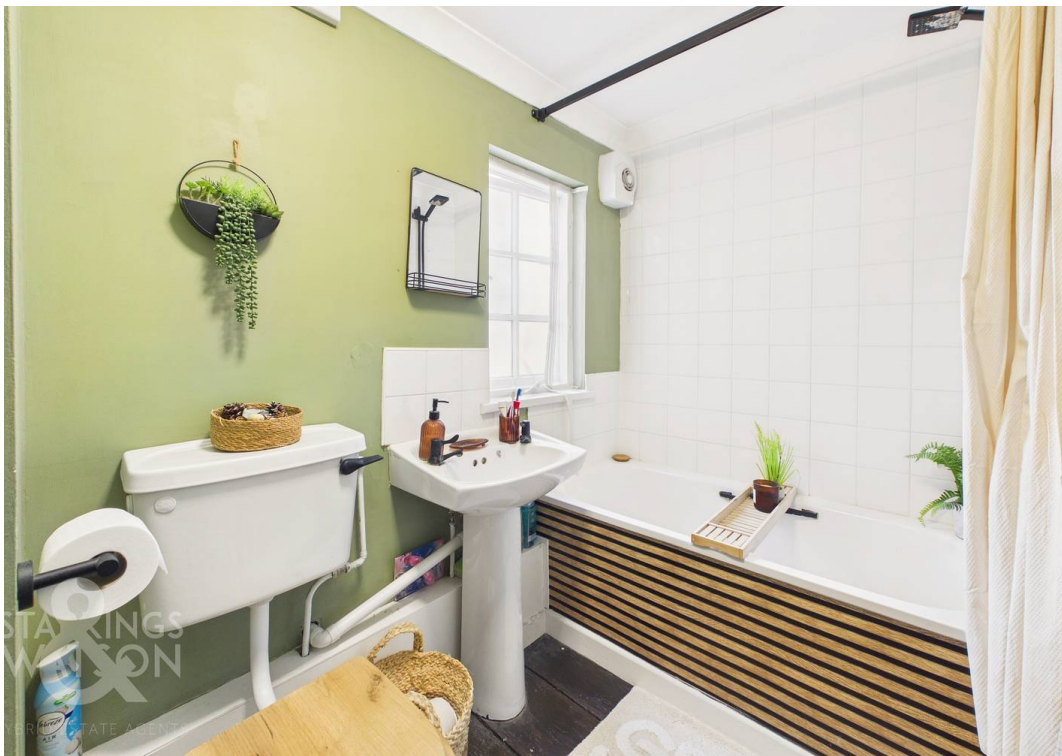
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VIRTUAL TOUR

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

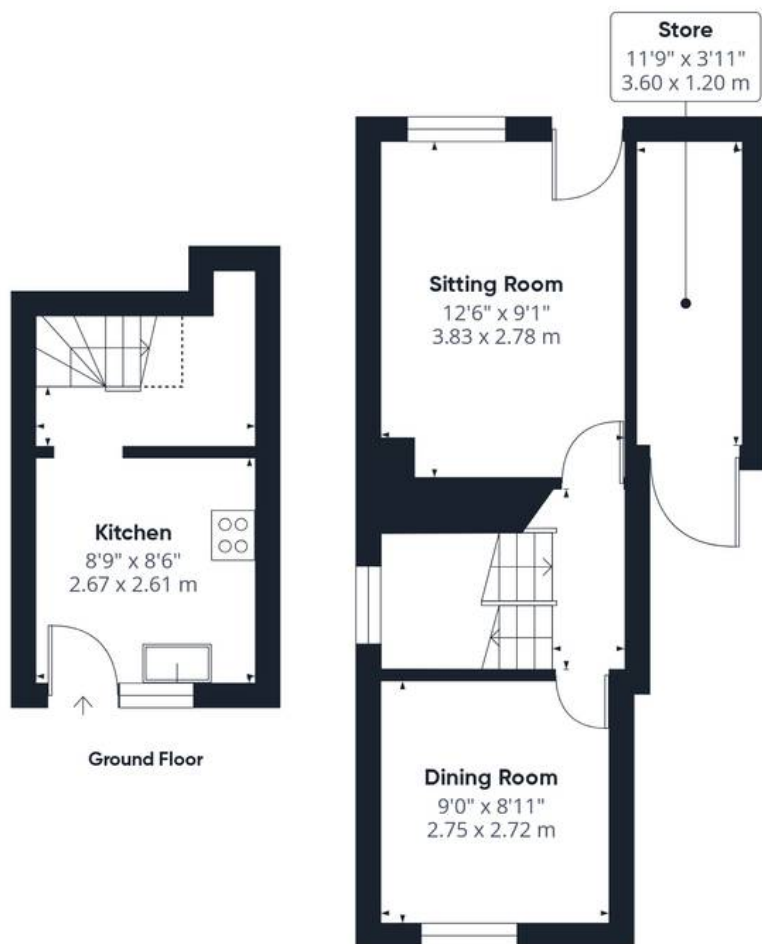




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear, and retains privacy courtesy of its position. Up a gentle set of stairs, the property offers each flagstone brick-weave patio, lawn and bark seating areas, with the garden enjoying a non-overlooked view, whilst a gentle set of stairs take you through an iron gate towards the parking behind the home.





Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

803 ft²

74.7 m²

Reduced headroom

77 ft²

7.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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