



Stonemasons Court St. Augustines Street, Norwich - NR3 3BL

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Norwich

Conveniently positioned within WALKING DISTANCE to the CITY CENTRE and all AMENITIES, this beautifully presented END-OF-TERRACE CHARACTER PROPERTY offers a delightful blend of CHARMING PERIOD FEATURES and modern convenience, presented in READY TO MOVE IN condition with comfortable accommodation arranged over three floors. Enter through a welcoming HALL ENTRY with stairs rising to the first floor, where the flow leads seamlessly into the generous 16' SITTING/DINING ROOM, a versatile space bathed in natural light from traditional SASH WINDOWS, the perfect space to unwind or for those who love to entertain. An understairs STORAGE CUPBOARD provides practical freestanding space for white goods, ensuring every day living is effortlessly organised. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and a VELUX WINDOW OVERHEAD, creating a bright and inviting culinary environment. Ascend to the first floor to discover the spacious second BEDROOM, benefitting from a deceptively sized INTEGRATED WARDROBE, offering ample



storage, and a luxurious FOUR PIECE FAMILY BATHROOM, designed for comfort and style. The carpeted SECOND FLOOR LANDING opens to two further BEDROOMS, including the MAIN BEDROOM, each featuring PINEWOOD FLOORING, providing flexible accommodation for guests, family, or a home office. With an ALLOCATED PARKING SPACE included, this property truly combines character, practicality, and a superb location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Chain!
- End-Of-Terrace Character Property
- Within Walking Distance to The City Centre & All Amenities
- 16' Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Four Piece Family Bathroom
- Allocated Parking Space

Within walking distance to the City Centre, this location is popular for those working in the centre. With bus routes nearby, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery.



Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

SETTING THE SCENE

Occupying a secluded position behind a secure gated entrance from the street, the property benefits from allocated parking conveniently located immediately adjacent. You are welcomed by a low maintenance shingled frontage, thoughtfully accented by a variety of shrubs and plantings. The main entrance is situated at the front of the home, sheltered beneath an inviting open porch.

THE GRAND TOUR

Stepping inside, the entrance hall features carpeted flooring and stairs rising to the first floor, with a door leading into the heart of the home, the well proportioned 16' sitting and dining room, which enjoys a front facing aspect through a charming sash window. This versatile space allows for a variety of soft furnishing layouts with plenty of room for a formal dining set, further benefiting from a deceptively large understairs cupboard perfect for storing coats and shoes and housing freestanding white goods. To the rear, the fully fitted kitchen boasts solid oak worktops complemented by tiled splashbacks and an extensive range of wall and base units. Integrated appliances include an oven, an inset electric hob, and an extractor fan, with under-counter plumbing available for a washing machine or dishwasher. The space is exceptionally bright, thanks to a window to the side and an opening Velux window overhead.

Ascending to the first floor landing, skimmed ceilings and LED spotlights ensure a well lit transition to the accommodation. The second bedroom offers a front facing aspect with a further sash window and a large integrated storage cupboard over the stairwell. Featuring stripped pinewood flooring, this room serves as a well sized bedroom but would also make an ideal home office or study.

Across the landing, the contemporary family bathroom is finished with skimmed ceilings and LED lighting, featuring a four piece suite that includes a fitted bath and a separate glass enclosed shower cubicle with tiled splashbacks. Wood laminate flooring runs underfoot, and a useful storage cupboard is tucked away in the corner. On the final level, the second floor landing leads to two further bedrooms. The smaller bedroom enjoys stunning views over North Norwich and offers ample room for a single bed or a second study space. Adjacent to this, the main bedroom provides a comfortable retreat with ample space for a large double bed, featuring wood flooring, radiators, and modern skimmed ceilings with integrated LED lighting throughout.

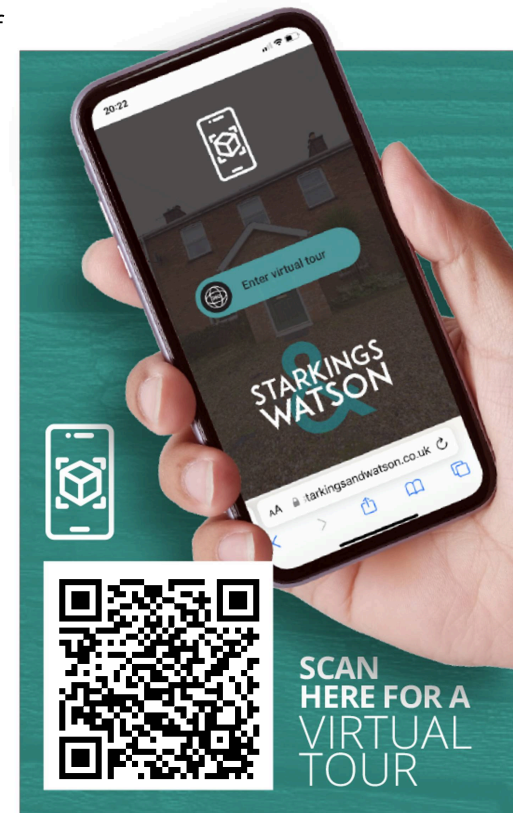
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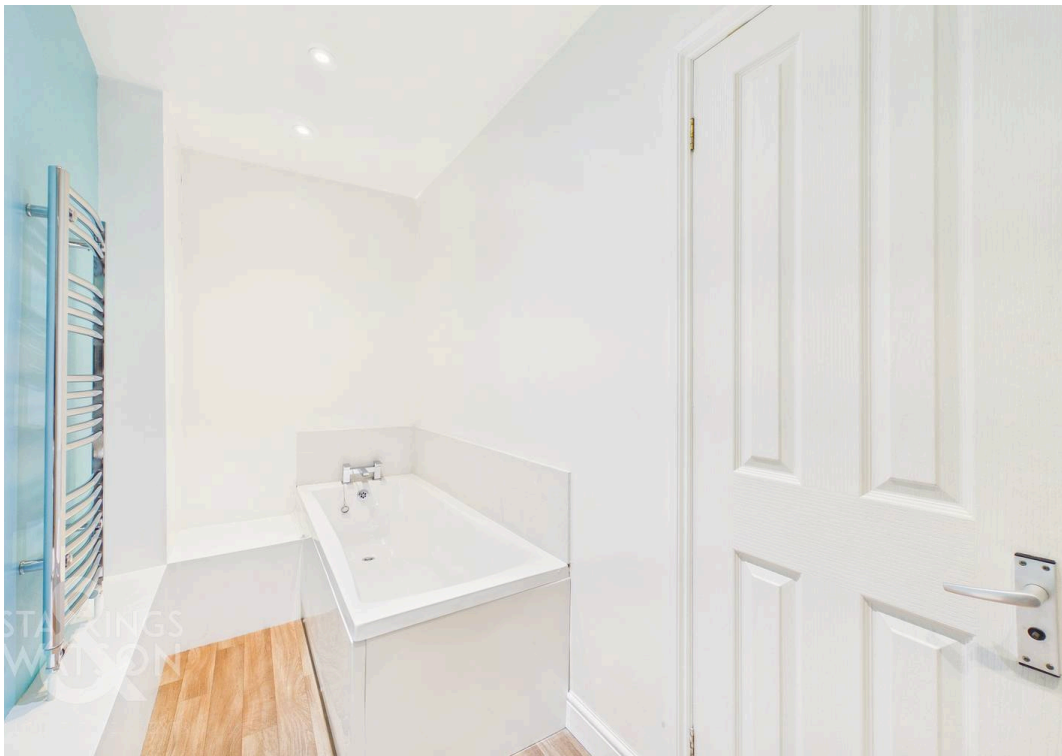
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

While the property does not include private outdoor space, it is perfectly positioned for those seeking a low maintenance lifestyle in a prime location. Situated within close proximity to all local amenities and just a short walk from the vibrant city centre, the home offers the very best of urban living. For those who enjoy the outdoors, a variety of green spaces are nearby, including the historic Gildencroft Park, providing a tranquil escape just moments away. Additionally, the property benefits from the rare convenience of an allocated parking space, situated in the adjacent car park.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

690 ft²

64.1 m²

Reduced headroom

11 ft²

1.1 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.

GIRAFFE 360



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