



Duke Street, Norwich - NR3 1DL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Duke Street

Norwich

Situated within an EXCLUSIVE AND HISTORIC COURTYARD in the heart of the city centre, this beautifully presented TWO BEDROOM GRADE II LISTED COTTAGE is a rare find, offering the perfect blend of CHARACTER CHARM and CONTEMPORARY LUXURY. The property has undergone an EXCEPTIONAL RENOVATION, finished to a HIGH SPECIFICATION throughout, making it an ideal 'PIED DE TERRE' for those seeking both style and convenience. Entering the cottage, you are welcomed by a BRIGHT ENTRANCE HALLWAY which leads into the FULLY FITTED AND INTEGRATED KITCHEN/DINER, featuring premium appliances and bespoke cabinetry (ideal for both casual dining and entertaining). The SEPARATE MAIN SITTING ROOM offers a tranquil retreat, enhanced by original period features and modern comforts. There is also a ground floor W/C. Upstairs, discover TWO VERY GENEROUS DOUBLE BEDROOMS, each with BUILT-IN STORAGE, providing ample space for relaxation and organisation. The property boasts TWO LUXURIOUS BATHROOMS, including a stunning OPEN PLAN EN-SUITE with a ROLL TOP SLIPPER BATH, offering a true sanctuary for unwinding.

Heating is provided by a gas fired system with elegant CASTRADS CAST IRON RADIATORS, individually controllable via the innovative 'HEAT GENIUS' APP (ensuring year-round comfort and efficiency). There is also SECONDARY DOUBLE GLAZING throughout. Additional benefits include OFF ROAD PARKING within a shared car park and a USEFUL STORE ROOM, perfect for keeping belongings secure and tidy. There is outside space to the front within the courtyard for a table and chairs. This truly 'TURN KEY' home offers the ideal prospect for a range of buyers including DOWNSIZERS, SECOND HOME/HOLIDAY LET INVESTORS, or even FIRST TIME BUYERS with city centre convenience right on your doorstep.

- Period Grade II Listed Cottage
- Exclusive & Historic Courtyard Location Within The City Centre Making It An Ideal 'Pied De Terre'
- Exceptional Renovation With High Specification Finish
- Fully Fitted & Integrated Kitchen/Diner & Separate Main Sitting Room
- Two Very Generous Double Bedrooms With Storage Built In
- Two Luxurious Bathrooms With Feature Open Plan En-Suite Complete With Roll Top Slipper Bath
- Castrad Cast Iron Radiators individually Controlled Via Innovative Heat Genius App.
- Off Road Parking For Two Vehicles Within A Shared Car Park & Useful Store Room



Within easy walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let or holiday let investment. With bus routes at the end of the road, 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 which is also within easy walking distance of the house.

#### SETTING THE SCENE

The property is approached via the pretty shared courtyard to the front. A small patio to one side is ideal for a table and chairs. Parking can be found to the rear within the gated communal car park which provides provision to park two vehicles off road.

#### THE GRAND TOUR

Entering the house via the newly fitted main entrance door to the front there is a small entrance hall with stairs ahead and pamment tiled flooring. To the left is the main reception room which offers wood flooring, two cast iron thermostatically controlled radiators, exposed timber beam and useful understairs storage cupboard. To the right of the hallway is a stylish ground w/c with coat storage, panelled walls, w/c and hand wash basin. The kitchen/diner is next having been completely re-fitted in recent years with a modern high spec range of wall and base level units alongside quartz worktops over. There is a double ceramic sink with boiling/filter water tap as well as clever storage solutions, integrated dishwasher, fridge/freezer, eye level electric oven, warming draw and microwave as well as induction hob and extractor fan over. There is also a washing machine and tumble dryer fitted. There is plenty of space for a large dining table with banquet seating fitted as well as pamment tiled flooring also.

Heading up to the first floor landing you will find the stairs split in two directions creating excellent privacy for either bedroom. To the right there is the family bathroom and generous guest bedroom.

The bathroom, beautifully fitted is fully tiled and provides a double walk in rainfall shower alongside hand wash basin and w/c. The adjacent guest bedroom is a particularly generous room with plenty of fitted wardrobes and bedroom furniture as well as exposed timber beams creating character. Turning left on the stairs you will find the sumptuous master suite which the vendors have cleverly opened out to create a statement space with a real wow factor. There is a dual aspect, wooden flooring and fitted wardrobes with the en-suite open plan to the bedroom space. The stunning en-suite features a roll top slipper bath with shower attachment with space for a mirrored inset TV (available by separate negotiation) as well as w/c and hand wash basin. Its worth noting that almost all the fixtures and fittings can be sold at an additional cost should a buyer require them. This would include items such as the alarm and CCTV system as well as the mirrored TV in the master en-suite. The property benefits from secondary glazing throughout as well and is heated via a gas fired central heating system with cast iron radiators throughout coupled with 'Heat Genius' thermostatic radiator valves that control each individual radiator via an app.

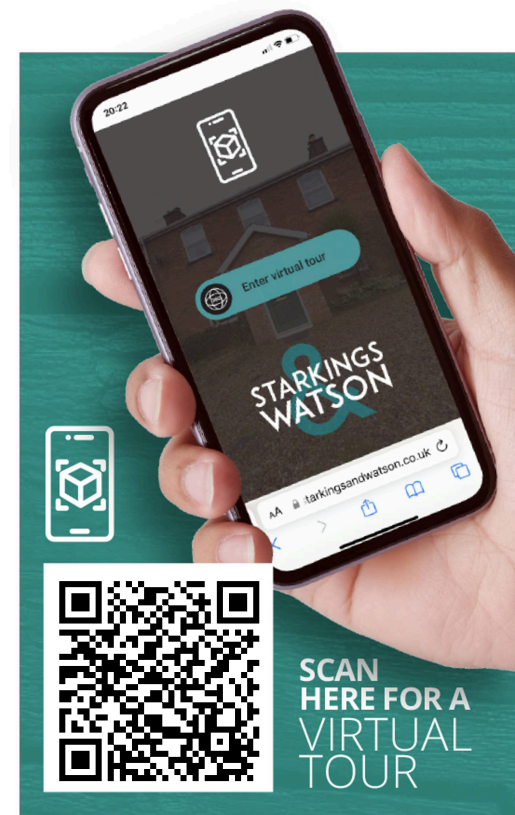
#### FIND US

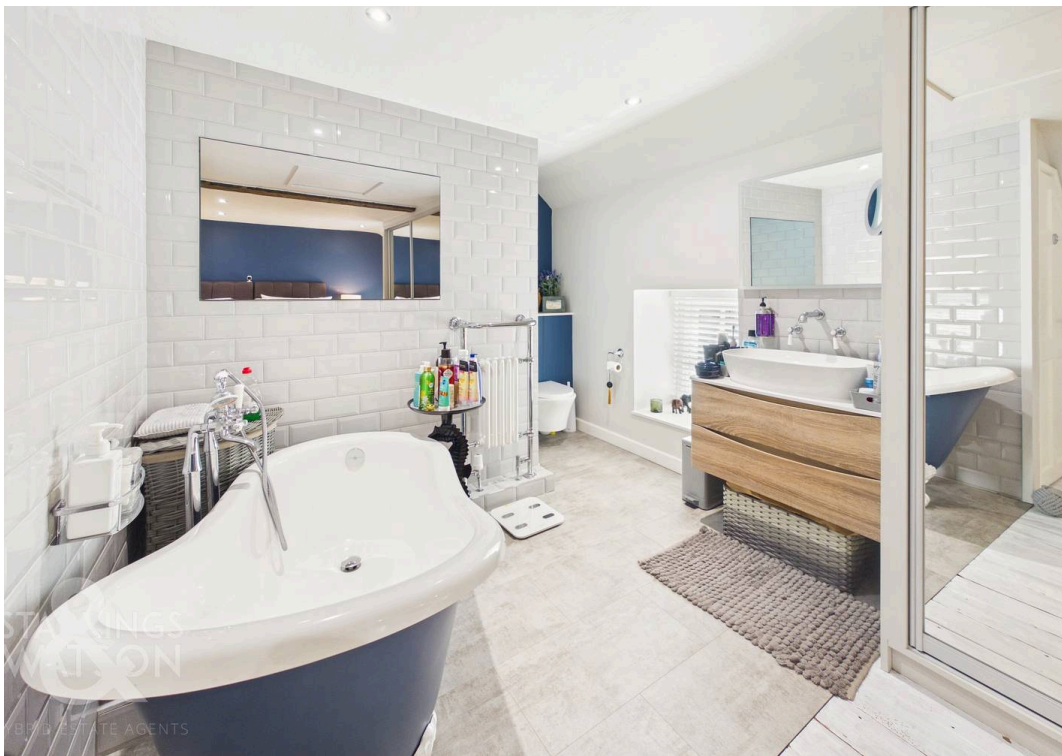
Postcode : NR3 1DL

What3Words : ///living.boxing.grand

#### AGENTS NOTES

Buyers are advised the property is Grade II Listed. Access is via the shared courtyard with the neighbouring properties. Off road parking can be found to the rear within the communal car park with provision to park two vehicles. Various items found throughout can be made available to purchase at an additional cost.







## THE GREAT OUTDOORS

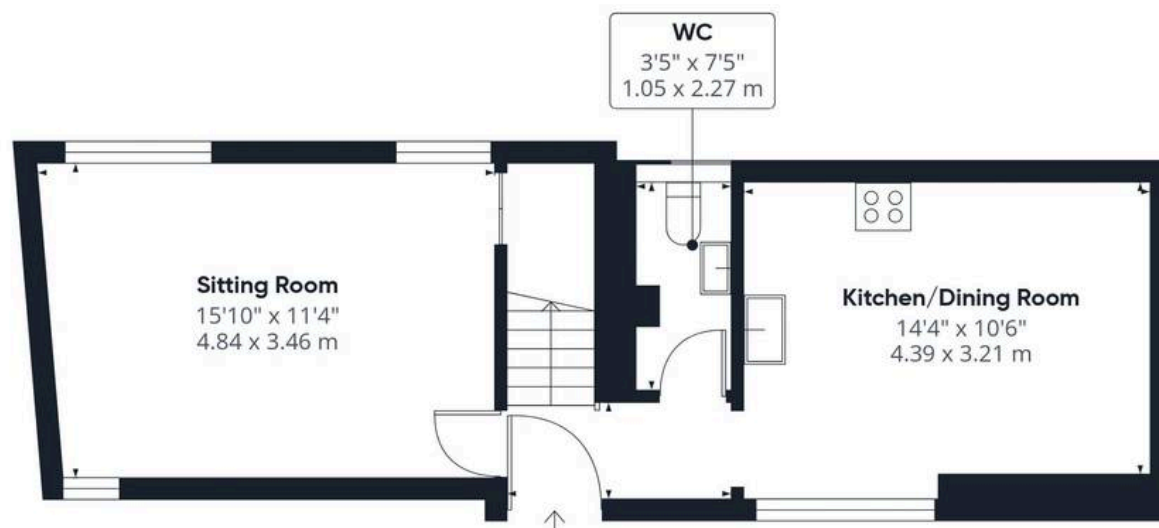
The pretty communal courtyard adorned with a variety of plants, with table and chairs, is perfect for soaking up afternoon sun. The shared car park to the rear includes access to a private, lockable store room, ideal for bikes, luggage etc.

Council Tax band: C

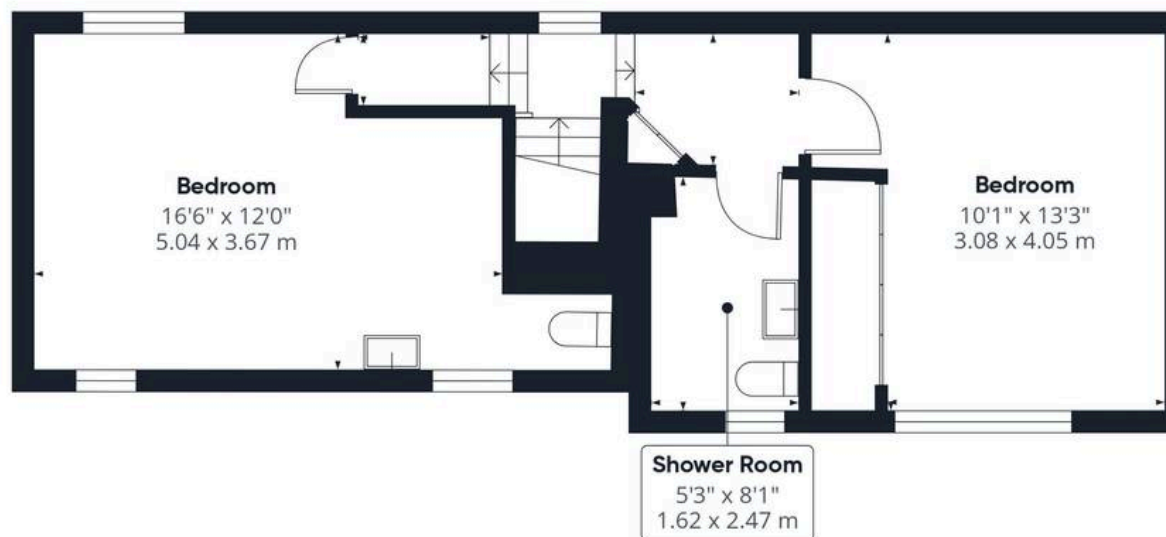
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

869 ft<sup>2</sup>

80.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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