



17 Oak Street | | Norwich | NR3 3AE

£475,000

Gilson Bailey are delighted to offer this simply immaculate modern four-bedroom, two-bathroom, three-storey townhouse, ideally positioned in a central location close to local shops, restaurants and within easy walking distance of the city centre.

The accommodation comprises an inviting entrance hall with ample storage and a convenient downstairs cloakroom and a bedroom.

On the first floor, there is a superb modern kitchen/dining room, perfect for entertaining, along with a separate utility room, an impressive main living room featuring a Juliet balcony and double doors opening into the snug.

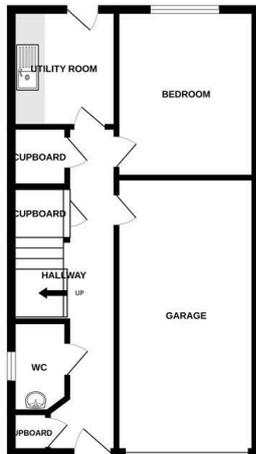
The second floor offers a generous master bedroom with built-in wardrobes and an en-suite shower room, a second double bedroom also with built-in wardrobes, and two further well-proportioned bedrooms. The main family bathroom includes a shower over the bath.

Outside, the property benefits from an attractive courtyard garden. Additional features include double glazing, gas central heating, a single integral garage, and a driveway providing off-road parking for one small car.

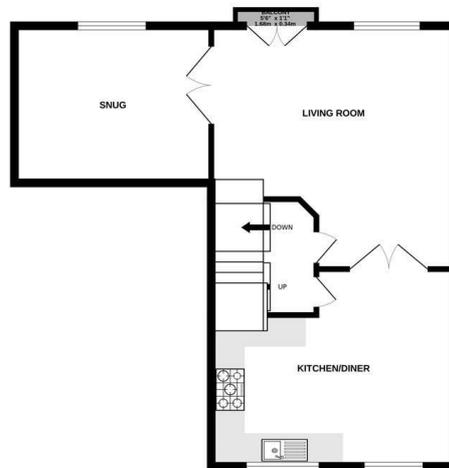
An exceptional home offering modern living in a highly sought-after and convenient central location – early viewing is highly recommended.



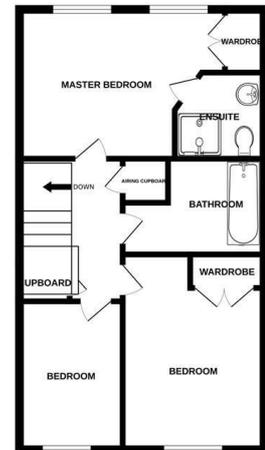
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 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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Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Door to

Entrance Hall

Doors to bedroom three, utility room, cloakroom and garage. Three storage cupboards and stairs to the first floor.

Bedroom Three 11'5" x 9'6"

UPVC window to the rear and radiator.

Downstairs Cloakroom

Low level WC and wash basin. Frosted window and radiator.

Utility Room 6'10" x 6'10"

Base units, single sink with space and plumbing for additional appliances, tiled floor, door to garden.

First Floor Landing

Doors to kitchen and living room. Stairs to the second floor.

Living Room 17'8" x 17'0"

Double doors to kitchen and snug, glazed doors to Juliet balcony and radiator.

Snug/Family Room 13'1" x 9'10"

Double doors to living room and radiator.

Kitchen/Dining Room

Modern kitchen with ample storage and solid granite work surface. Integrated dishwasher and space for gas range cooker.

Second Floor Landing

Doors to three bedrooms, family bathroom and storage cupboard.

Bedroom One 14'9" x 10'2"

Two UPVC rear aspect windows. Built in double wardrobe, radiator and door to en-suite.

En-Suite

Three piece suite comprising shower cubicle, WC and wash basin. Radiator.

Bedroom Two 10'9" x 10'2"

UPVC front aspect window, built in double wardrobe and radiator.

Bedroom Four

UPVC front aspect window and radiator.

Family Bathroom

Modern suite in white comprising bath with 'rainfall' shower over, WC and inset wash basin. Extensive tiling, radiator.

Integral Garage

Integral Garage with power and light. Side door to entrance hall. Private driveway for small car.

Outside

Enclosed rear garden, mainly hard landscaped for easy maintenance.

Local Authority

Norwich City Council - Tax Band E

Tenure

Freehold

Utilities

Ultrafast Broadband available
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council - Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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