

Friars Quay, Norwich - NR3 1ES

STARKINGS WATSON

HYBRID ESTATE AGENTS







Friars Quay

Norwich

NO CHAIN! This IMPRESSIVE FIVE BEDROOM DUPLEX STYLE PROPERTY presents a RARE OPPORTUNITY with NO CHAIN, offering a UNIQUE FOUR STOREY LAYOUT and SPACIOUS ACCOMMODATION extending to approximately 1500 SQFT (stms). Step inside to discover a LARGE OPEN PLAN RECEPTION ROOM on the first floor, perfect for both relaxed family living and entertaining guests, seamlessly connecting to a NEWLY FITTED INTEGRATED KITCHEN (featuring modern appliances and sleek cabinetry). Each of the FIVE AMPLE BEDROOMS is thoughtfully designed with BUILT-IN WARDROBES, providing excellent storage, while TWO RENOVATED BATHROOMS offer stylish and contemporary finishes for comfort and convenience. The property is PRESENTED IN EXCELLENT ORDER THROUGHOUT, with stylish décor and quality flooring, creating a welcoming and move-in ready home. The versatile layout across four floors ensures privacy and adaptability (ideal for growing families, homeworking, or accommodating guests).

Situated in an EXCELLENT LOCATION for CITY CENTRE access and CLOSE TO THE RIVER, this property provides the perfect balance of urban convenience and tranquil riverside walks.

Council Tax band: E
Tenure: Leasehold
EPC Energy Efficiency Rating: TBC

- No Chain!
- Unique Four Storey, Architect Designed Development Within Walking Distance Of All City Centre Amenities
- Spacious Accommodation Extending To 1500 SQFT (stms)
- Large Open Plan Reception
- Newly Fitted Integrated Kitchen
- Five Ample Bedrooms All With Built In Wardrobes & Two Renovated Bathrooms
- Presented In Excellent Order Throughout
- Excellent Location For City Centre & Close To The River



Within 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. 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.

SETTING THE SCENE
Approached using Friars Quay, a quiet cul-de-sac with an allocated parking space in front and a shared entrance lobby to the front.

THE GRAND TOUR
Entering via the shared entrance lobby, there is a door ahead to the ground floor flat with a door to the right into the entrance hall for the property. The hallway provides stairs leading to the first floor as well as a large built in cupboard suitable for coats and shoes.

The first floor provides another small landing area with stairs leading up to the upper floors as well as a door into the main reception space/bedroom and kitchen which is mostly open plan. The reception space provides generous living space suitable for sitting and dining with doors leading out to a small balcony as well as two sets of windows providing plenty of natural light. Tucked around the corner is the newly fitted kitchen with a range of wall and base level units and rolled edge worktops over. Appliances include a dishwasher, gas hob, electric oven and grill as well as space for fridge/freezer.

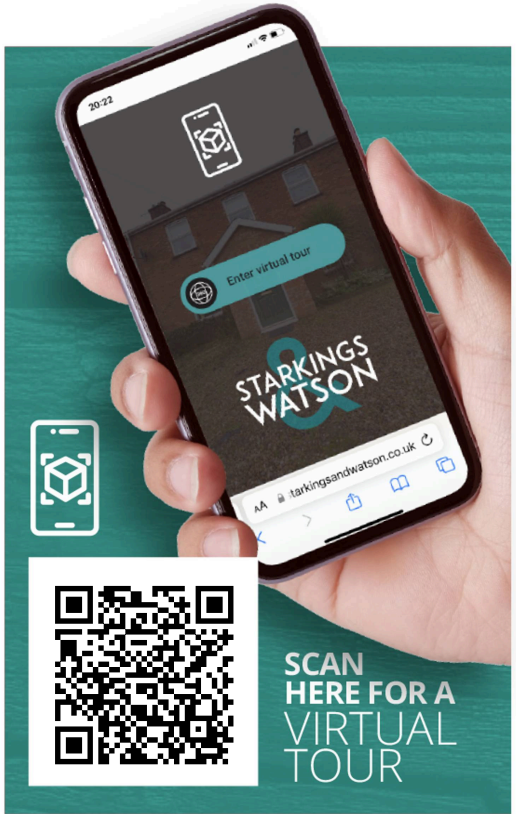
Heading up to the second floor there are two generous double bedrooms and a family bathroom. Both bedrooms provides excellent built in storage again with plenty of natural light, one also having a dressing room. The main bathroom has been recently re-fitted with stylish tiling, a double multi jet shower, w/c and hand wash basin.

The top floor of the accommodation provides further built in storage as well as three further bedrooms and a further shower room. Again, all the bedrooms benefit from fitted wardrobes. The second shower room mimics the one below with the same tiling, a shower, w/c and hand wash basin as well as space for a washing machine. The loft is fully boarded and currently used as a yoga studio.

FIND US
Postcode : NR3 1ES
What3Words : ///good.bride.intend

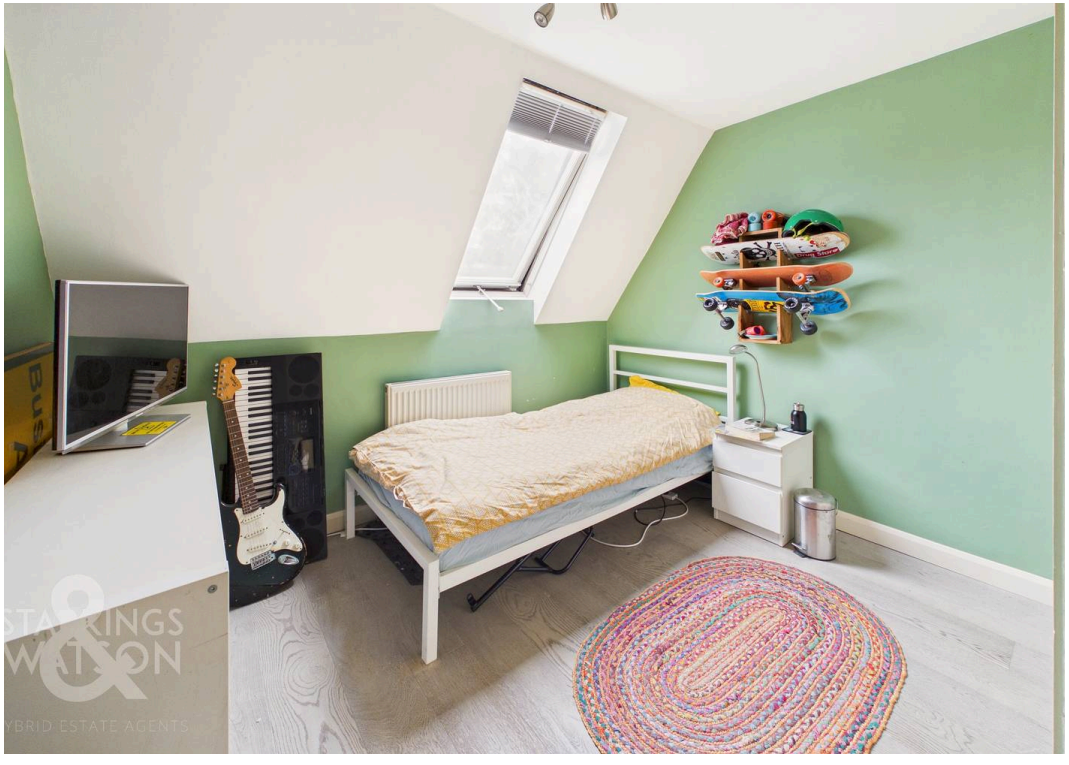
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES
Buyers are advised the property is held under both a long leasehold title as well as a freehold title. The leasehold has 164 years remaining. The apartment on the ground floor is not included as part of the sale. The rear courtyard garden is shared by both the ground floor apartment and the property in question.




TRUE
STORIES
PUT CITY
ON STAGE

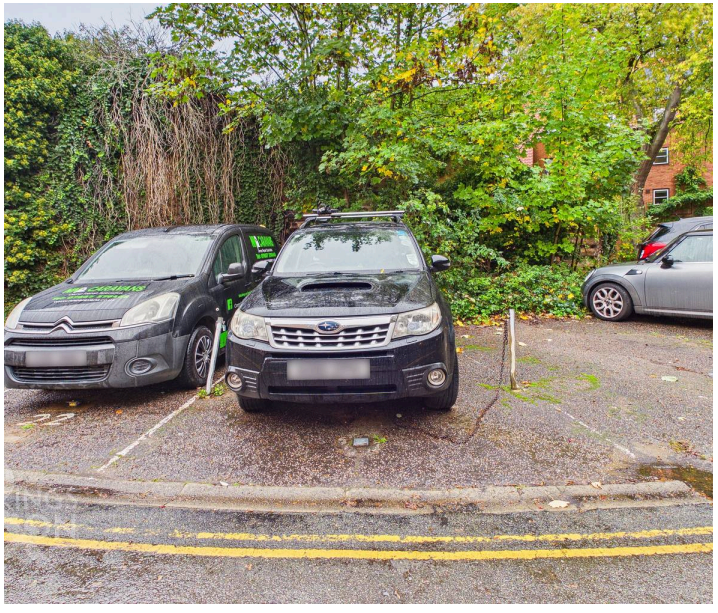






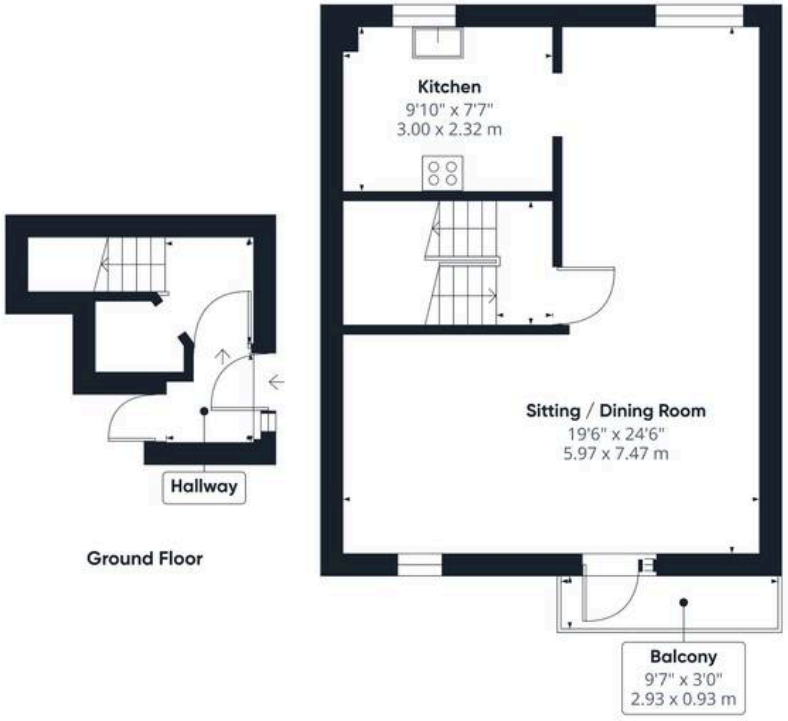






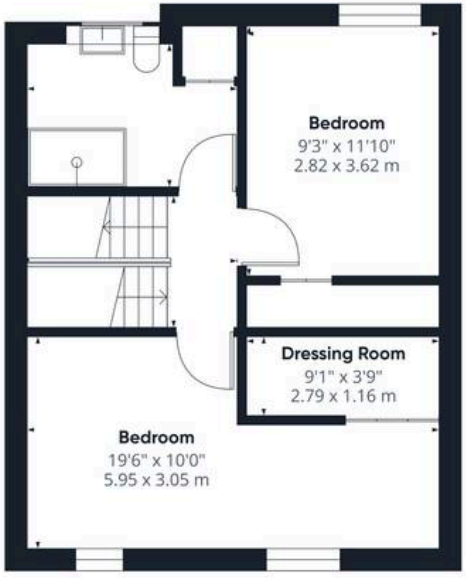
THE GREAT OUTDOORS

A flagstone courtyard sits to the rear of the property, idea for outside furniture to enjoy the warmer weather and entertain friends and family. An outside security light and external water tap are supplied, and steps creating access to the balcony. Here is space for a bistro set to enjoy a morning coffee. There is also a door here taking you into the Dining / Sitting room. The garden space is shared with the apartment on the ground floor.

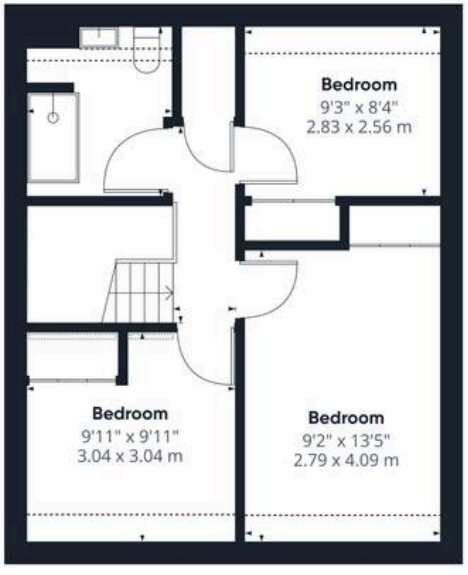


Ground Floor

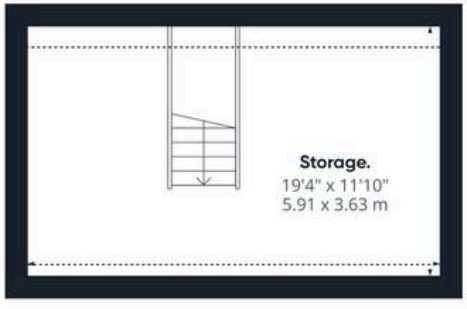
Floor 1



Floor 2



Floor 3



Floor 4



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Approximate total area(1)

1286 ft²
119.4 m²

Balconies and terraces

29 ft²
2.7 m²

Reduced headroom

62 ft²
5.8 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.