

5 Goodman Square  
Norwich  
NR2 4LA



**ATTIK**  
CITY | COUNTRY | COAST

# 5 Goodman Square

## Guide Price £150,000

### The spacious well-presented flat...

Tucked quietly away just off the ever-popular Dereham Road, 5 Goodman Square offers a wonderfully private and spacious two-bedroom flat situated on the second floor of a well-maintained building. With secure keycard entry and allocated parking, residents enjoy a peaceful and practical lifestyle just moments from the heart of Norwich.

Set within a leafy residential pocket where Hyam Road meets Dereham Road, the flat benefits from excellent access to local shops, eateries, and bus routes—while Norwich city centre lies just a short distance away. For those commuting further afield, Norwich train station is readily accessible, offering direct routes to London and beyond.

Inside, the property surprises with its sense of space and abundance of storage, including a rare loft space—a welcome bonus in a top-floor apartment. The separate kitchen is well-equipped, featuring an American-style fridge-freezer, induction hob, double oven, and generous storage cupboards throughout. The layout flows naturally into a bright and expansive living room, ideal for entertaining or relaxing at the end of the day.

Two good-sized bedrooms overlook either the treetops of Old Palace Road or the quiet greenery of Goodman Square itself, both offering a peaceful backdrop. A well-maintained bathroom and separate WC add further practicality, and the current owners have taken thoughtful care with tasteful improvements throughout.

With low service charges, good local amenities on the doorstep, and a strong sense of privacy within a secure building, 5 Goodman Square is an ideal prospect for first-time buyers, professionals, or investors looking for something with space and convenience in equal measure.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
Norwich

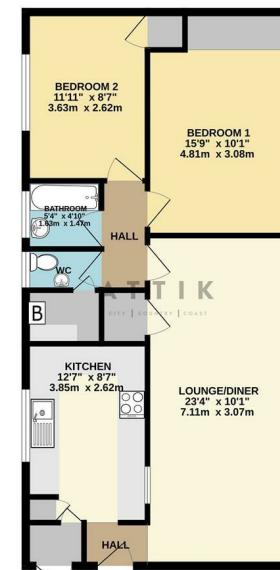
Council Tax Band A

EPC Rating C



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GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.  
Whilst every care has been taken in the preparation of the floor plan, measurements of doors, windows, rooms and any other items are approximate and the vendor/agent makes no warranty as to their accuracy. Prospective purchasers are advised to make their own enquiries regarding these measurements and the services, systems and appliances shown have not been tested and no guarantee is given. All measurements are approximate and for guidance only.  
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